

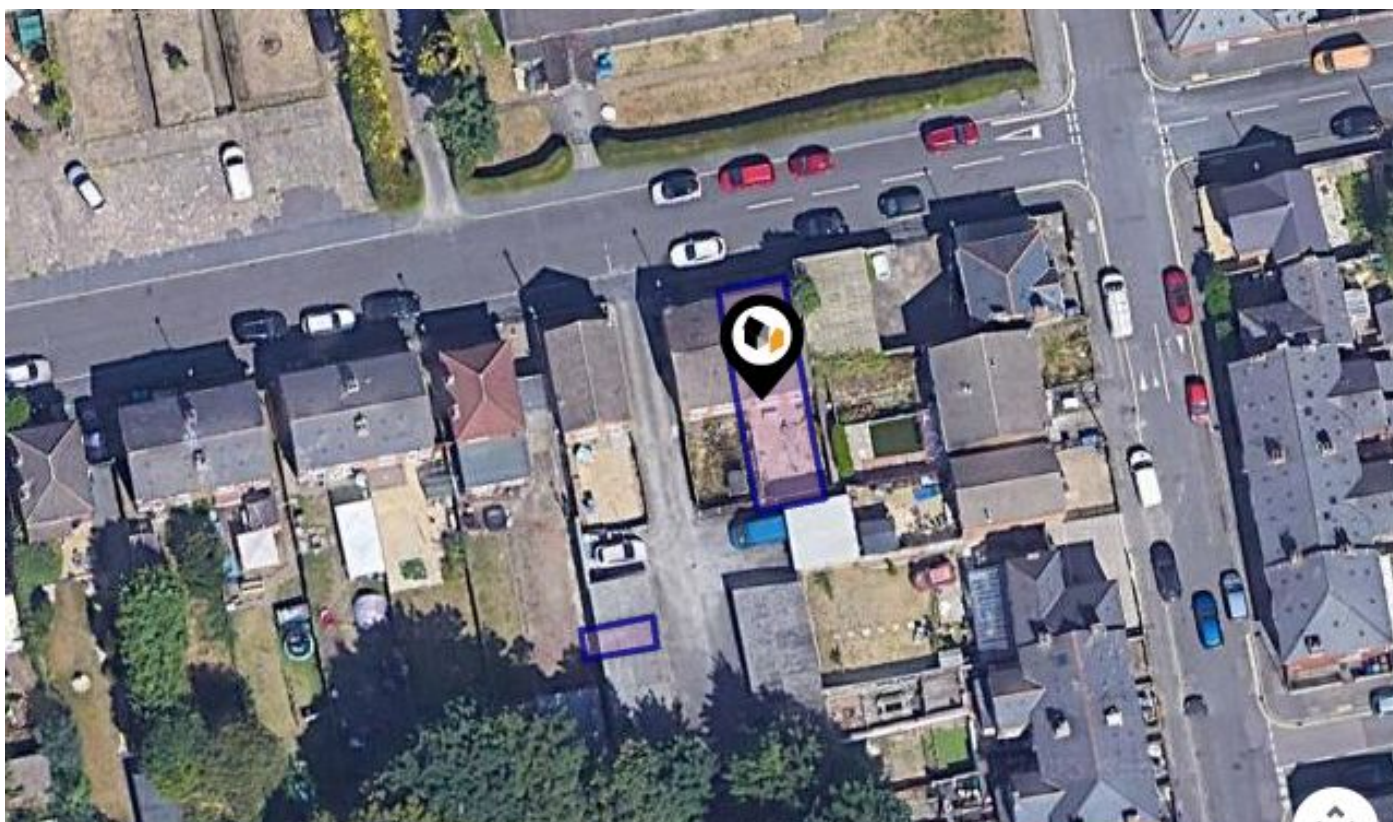


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th May 2025



FRANCIS STREET, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



- > Well-Presented And Proportioned Semi-Detached Home
- > No Upward Chain, Ideal Investment Opportunity With Potential Yield of 6%
- > EPC Rating C, Standard Construction, Council Tax Band A, Freehold
- > Fitted Kitchen With In-Built Oven And Hob

A three-bedroomed semi-detached home, ideal for the growing family or investment purchaser (with a potential yield of 6%) and the possibility to convert to an HMO, subject to necessary consent. The well-maintained and presented accommodation is available with no upward chain and viewing is recommended. The accommodation is supplemented by gas fired central heating (boiler fitted in 2022), UPVC double glazing and briefly comprises:- reception hallway, fitted kitchen with in-built oven and hob and spacious lounge/dining room. To the first floor are landing provides access to three bedrooms and bathroom with a three piece suite and mains shower. Outside, there is a small walled garden to the front elevation with an attached outhouse and the south facing rear garden is enclosed and arranged for ease of maintenance. There is a garage within a separate block to the rear elevation.

Reception Hallway:

Fitted Kitchen: (10'0" x 9'8") 3.05 x 2.94

Spacious Through Lounge/Dining Room: (16'7" x 16'2") 5.05 x 4.92

First Floor Landing:

Double Bedroom One: (13'8" x 9'8") 4.16 x 2.94

Double Bedroom Two: (12'2" x 9'8") 3.71 x 2.94

Bedroom Three: (7'4" x 6'7") 2.23 x 2.01

Bathroom: (6'7" x 6'5") 2.01 x 1.95

Outside:

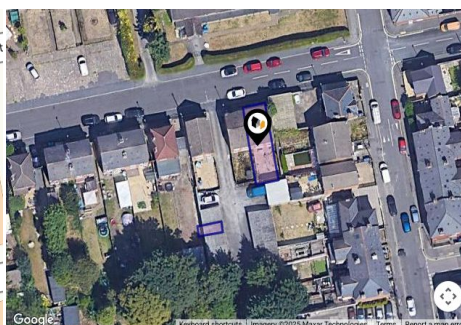
There is a walled garden to the front elevation. The rear garden is enclosed and arranged for ease of maintenance being mostly gravelled. There is gated access to the head of the garden which provides access to a brick built garage within a block of garages.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.03 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY68999

Tenure: Freehold

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

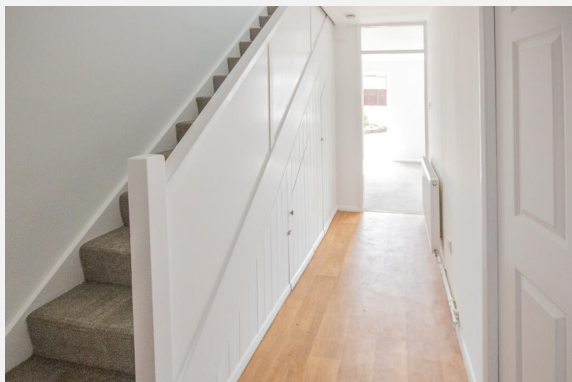
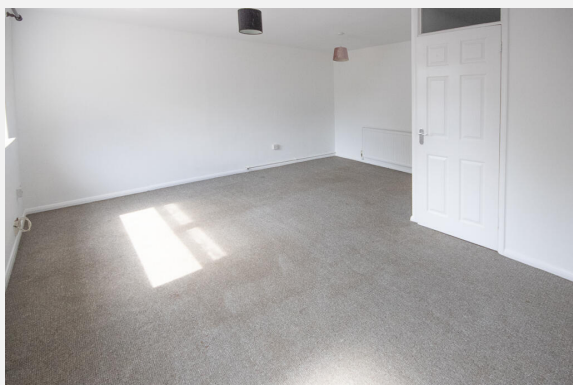
15	80	1800
mb/s	mb/s	mb/s

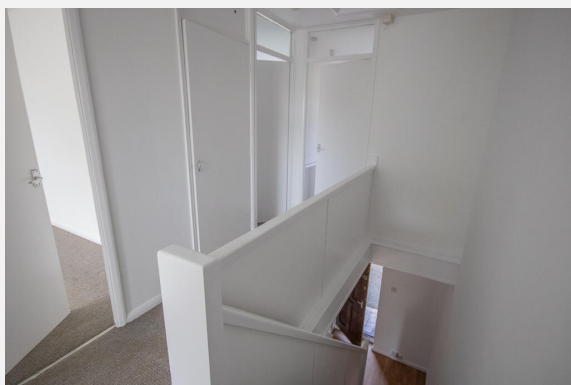
Mobile Coverage:
(based on calls indoors)



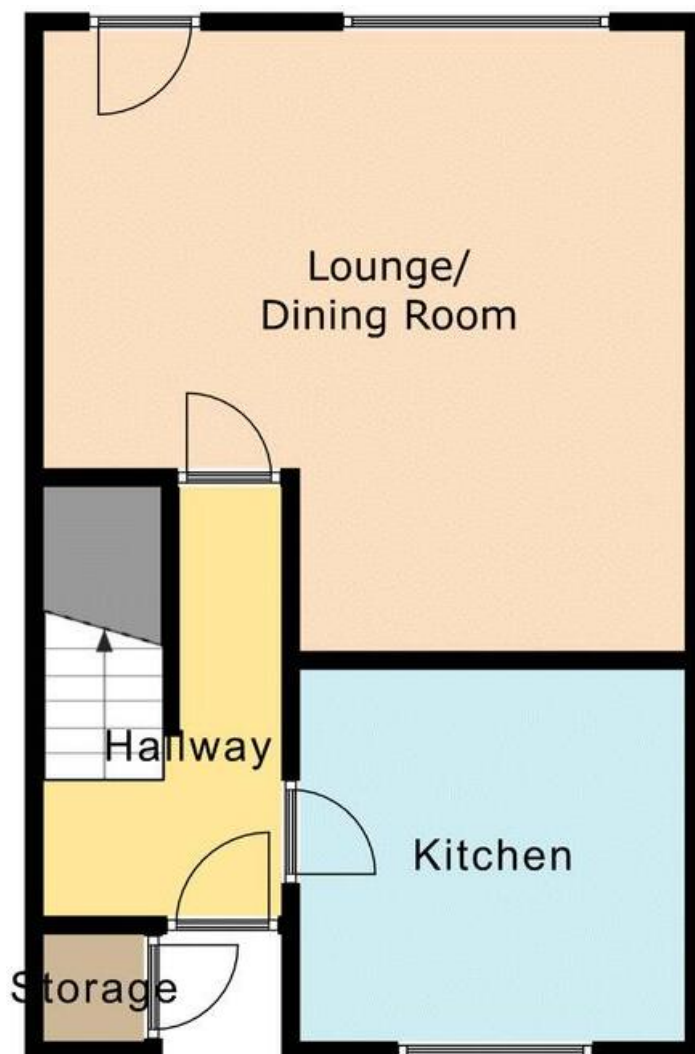
Satellite/Fibre TV Availability:



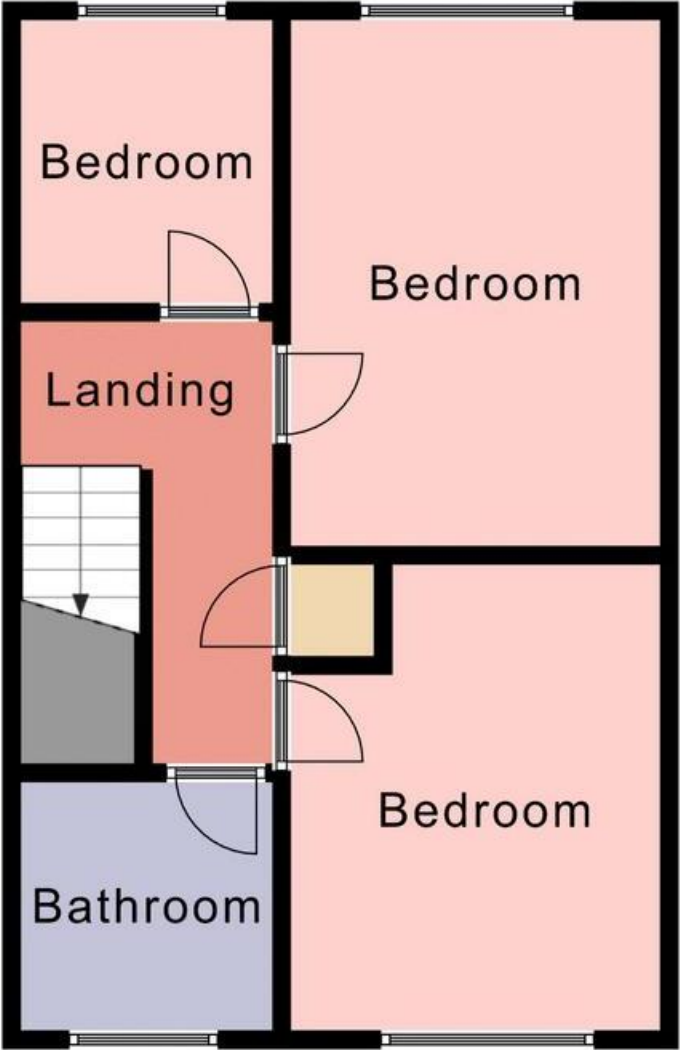




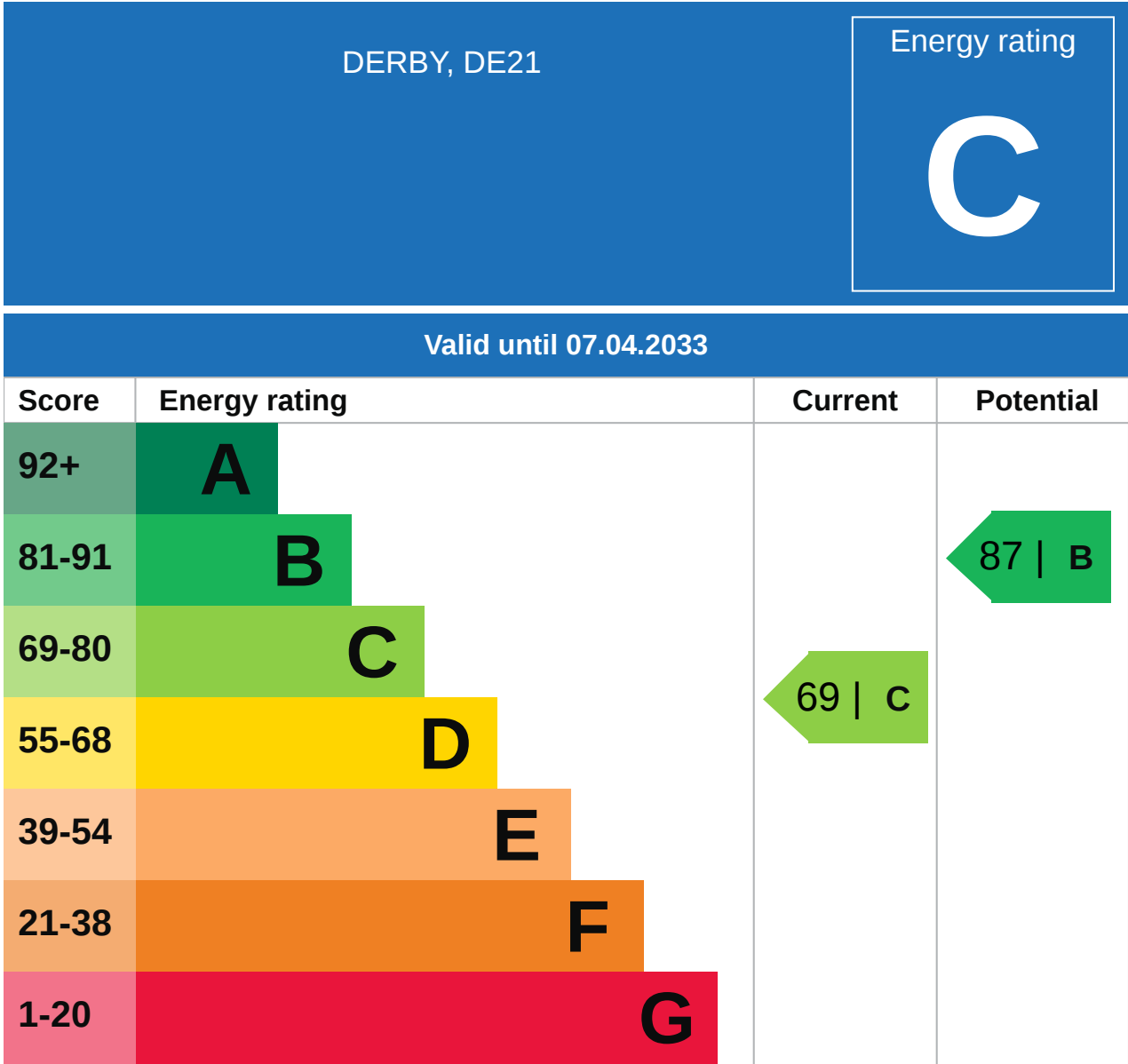
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	85 m ²



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.

Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Data Quality

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