

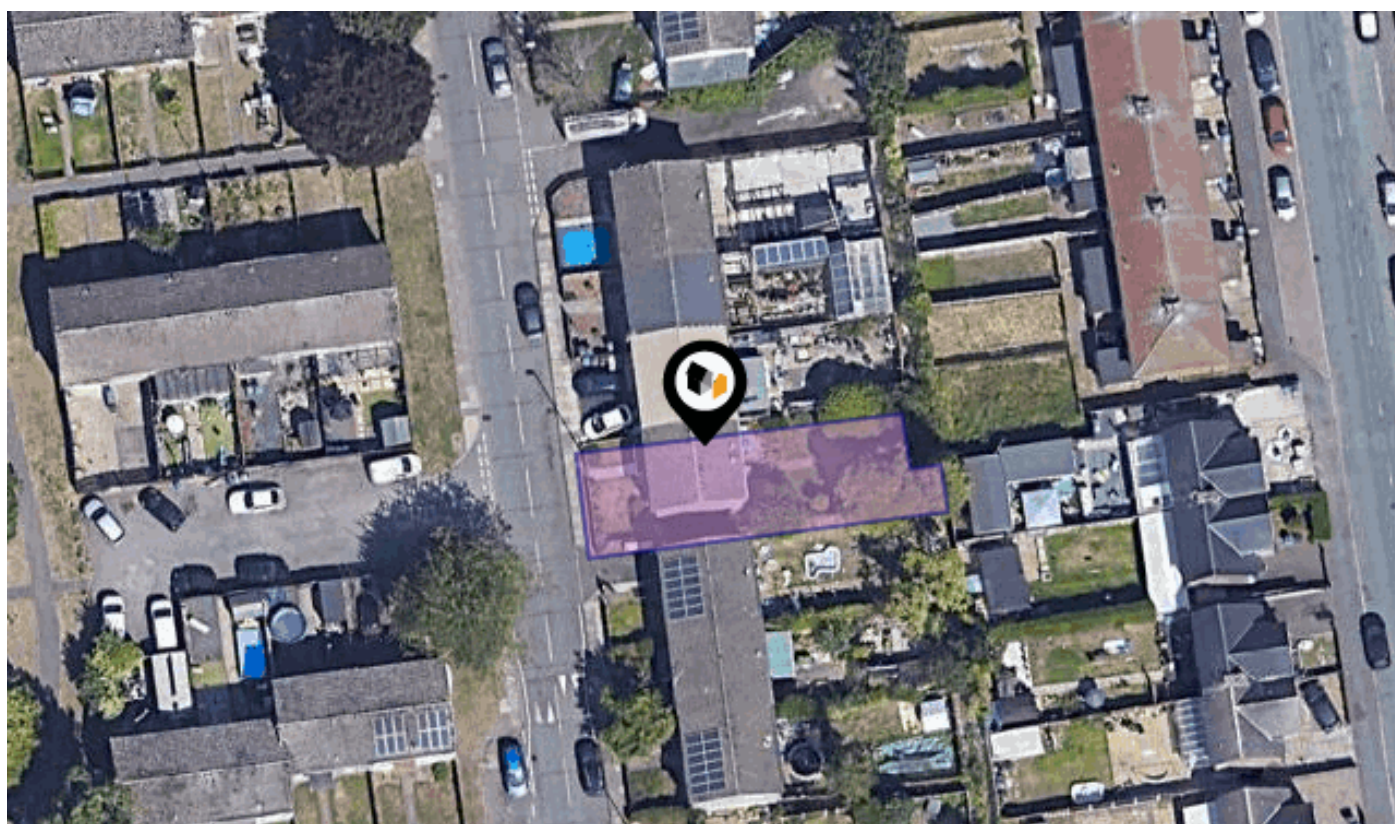


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th May 2025



NAIRN AVENUE, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Three Bedroomed End Terrace Property
- > No Upward Chain, Ideal First Time Buy/Family Home
- > Two Reception Rooms, Cloakroom/WC
- > EPC Rating G, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

A spacious three bedroomed home available with no upward chain and offers potential to create an ideal home for the first time buyer or growing family. There is an enclosed garden to the rear and potential for off road parking, subject to necessary consent. The accommodation is supplemented by warm air central heating, double glazing and briefly comprises:- entrance porch, reception hallway, lounge, dining room, rear lobby, cloakroom/WC, kitchen, inner lobby/utility and additional storage room. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. The property is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A38 and A52 respectively. As previously mentioned, an early viewing is recommended.

Entrance Porch:

Reception Hallway:

Lounge: (13'10" x 10'1") 4.22 x 3.07

Dining Room: (7'1" x 7'0") 2.16 x 2.13

Rear Lobby:

Cloakroom/WC:

Kitchen: (11'1" x 10'10") 3.38 x 3.30

Lobby/Utility: (7'1" x 5'0") 2.16 x 1.52

Additional Storage Cupboard:

First Floor Landing:

Double Bedroom One: (11'1" x 10'10") 3.38 x 3.30

Double Bedroom Two: (15'1" x 7'10") 4.60 x 2.39

Bedroom Three: (7'10" x 7'1") 2.39 x 2.16

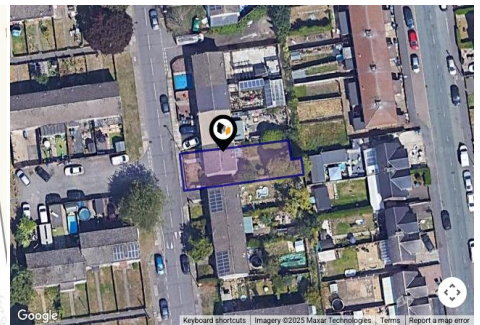
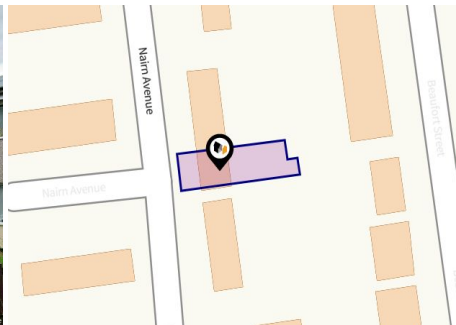
Bathroom: (7'10" x 5'1") 2.39 x 1.55

Outside:

There are gardens to both front and rear elevations, the front garden has potential to create off road parking, subject to necessary permission/consent.

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.



Property




Type:	Terraced
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.06 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY188584

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

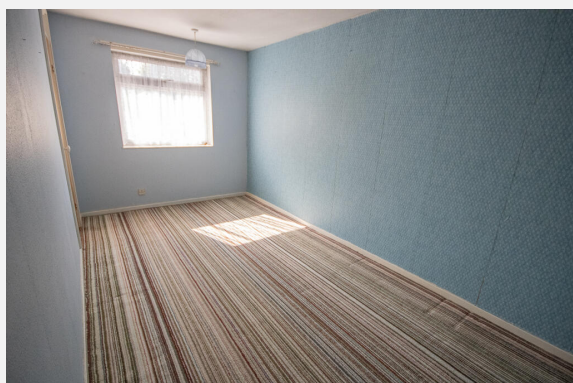
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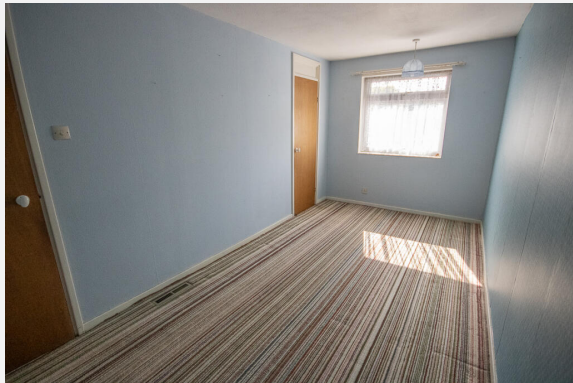
Mobile Coverage:
(based on calls indoors)



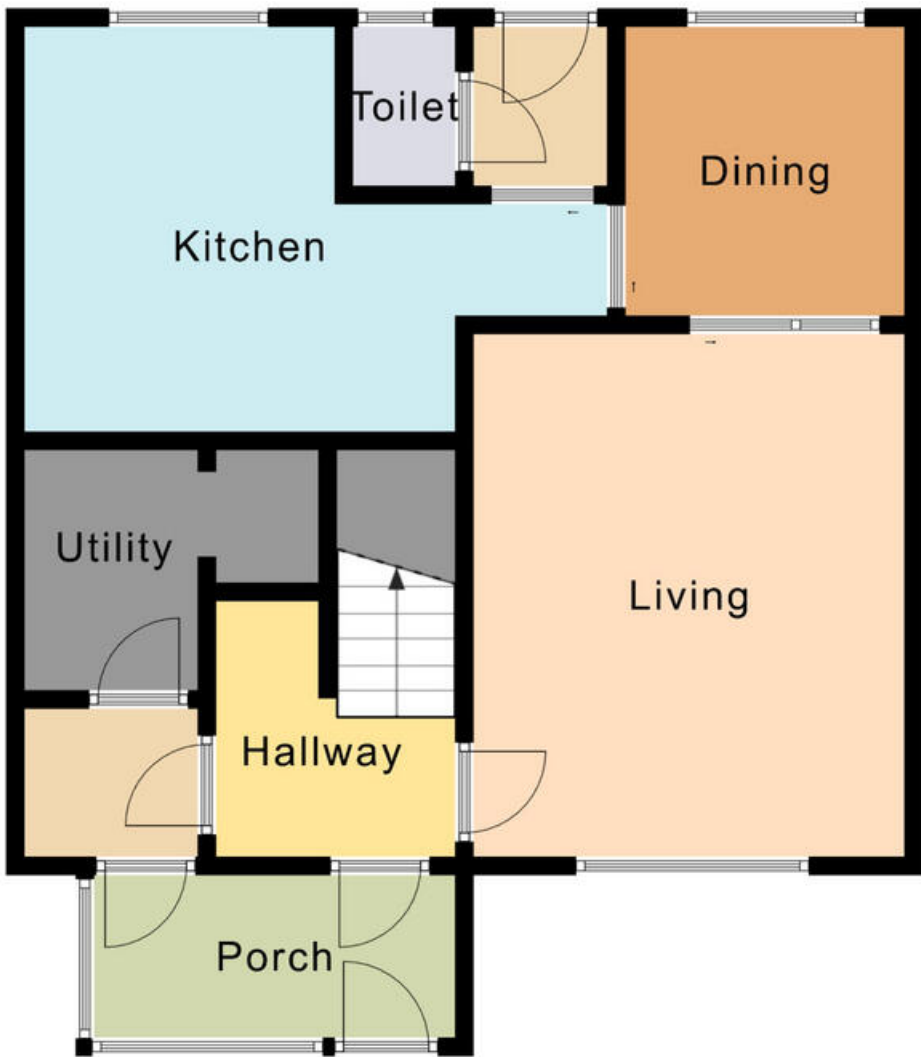
Satellite/Fibre TV Availability:



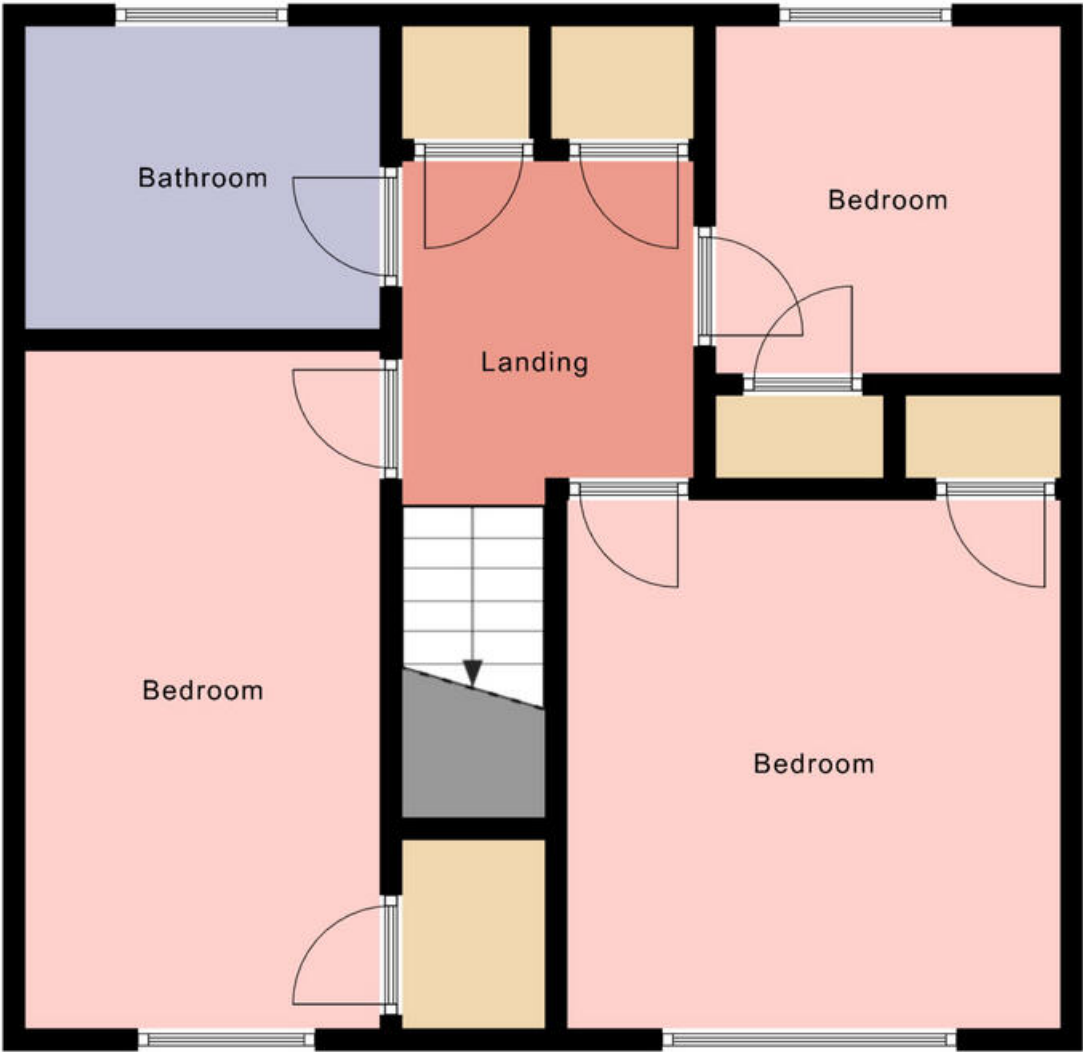




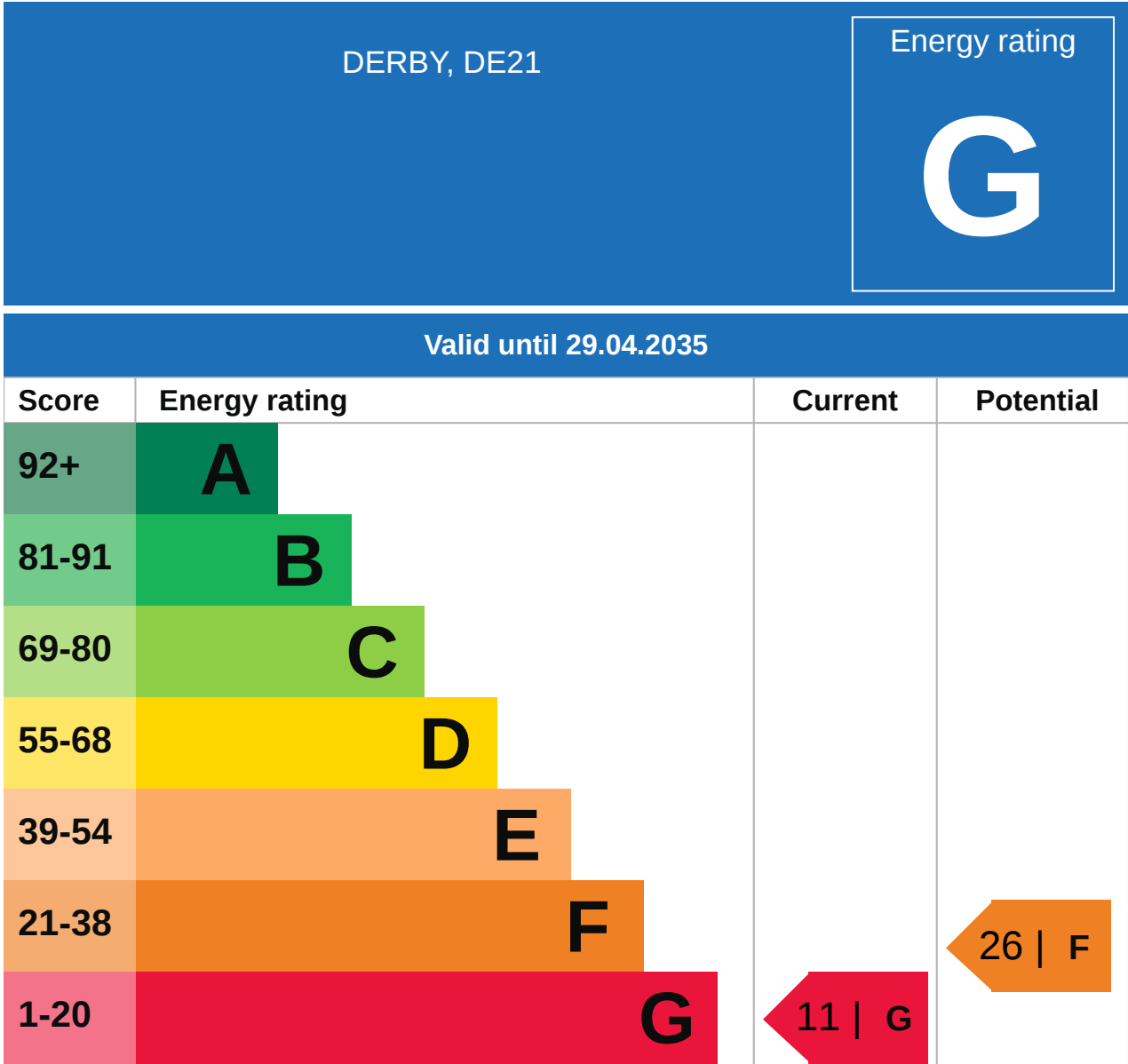
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Warm air, Electricaire
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	88 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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