

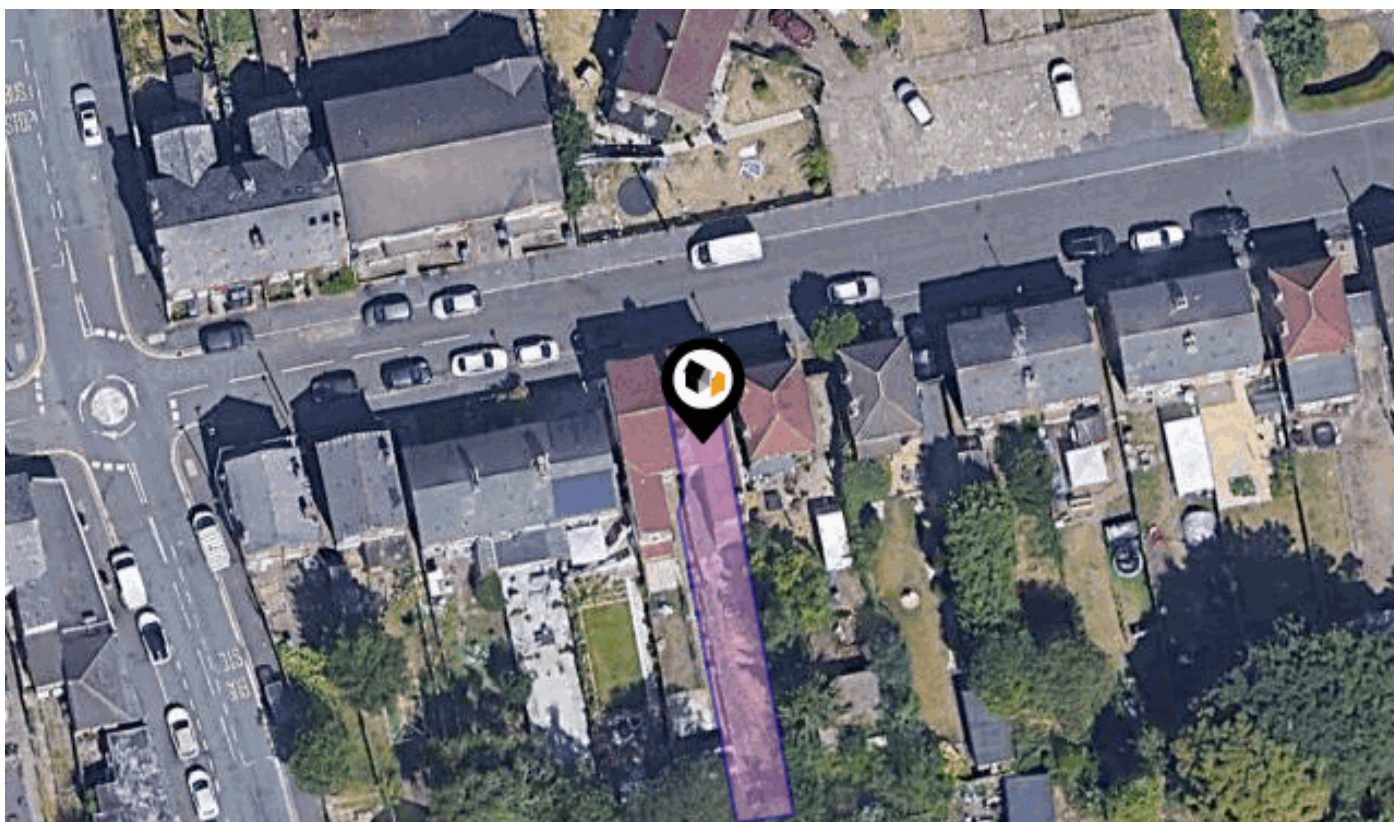


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th May 2025



FRANCIS STREET, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Deceptively Spacious Three Bedroomed Semi-Detached Home
- > Two Reception Rooms, Passaged Hallway/Landing
- > No Upward Chain, Viewing Recommended
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditionally constructed three bedroomed semi-detached home available with no upward chain which is well situated for Derby City Centre and major road links. The property would be ideal for the first time buyer or investment purchaser and viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- passaged hallway, front living/dining room, sitting room/lounge and kitchen. To the first floor is a passaged hallway, three bedrooms and bathroom with a three piece suite. Outside, there is an enclosed garden to the rear elevation. Francis Street is well situated for Chaddesden and Derby City Centre respectively which offer a range of shops, schools and transport links together with access to the A52 and A38.

Room Measurement & Details

Passaged Reception Hallway:

Front Living Room: (11'2" x 9'7") 3.40 x 2.92

Lounge/Sitting Room: (12'8" x 11'3") 3.86 x 3.43

Fitted Kitchen: (13'5" x 8'2") 4.09 x 2.49

First Floor Passaged Landing:

Bedroom One: (13'11" x 12'1") 4.24 x 3.68

Bedroom Two: (11'0" x 9'1") 3.35 x 2.77

Bedroom Three: (9'0" x 8'0") 2.74 x 2.44

Bathroom: (6'0" x 4'11") 1.83 x 1.50

Outside:

There is garden to the rear elevation with two attached outhouses, one housing a WC.

Buyer Information:















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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY38912		

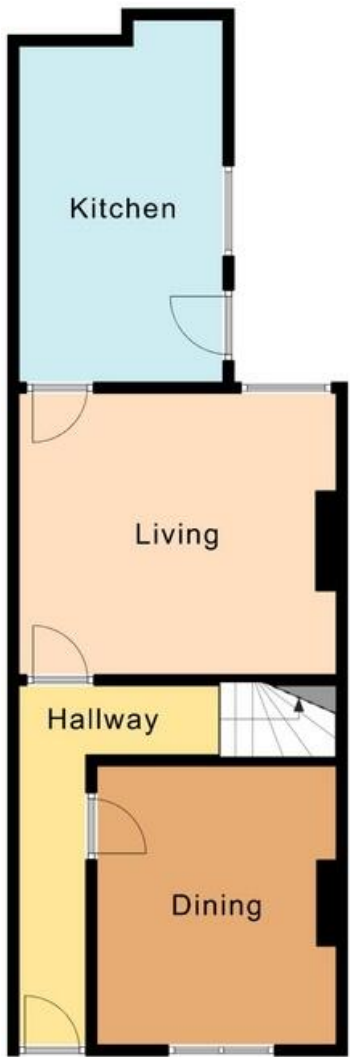
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

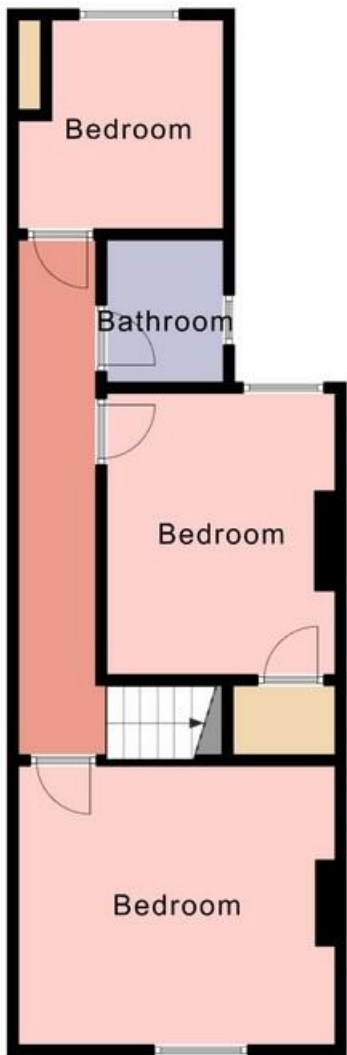




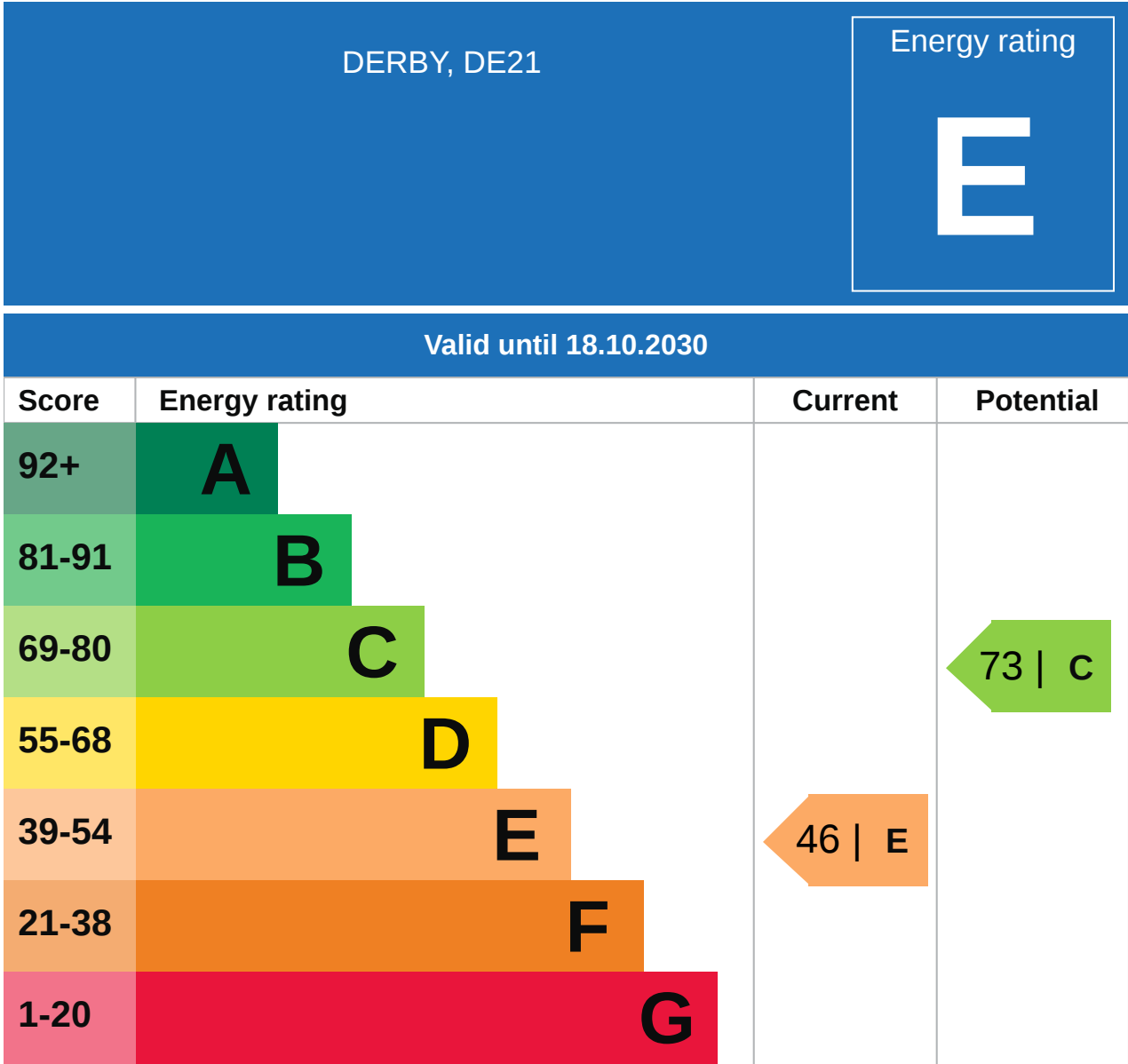
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, no insulation (assumed)
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

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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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