

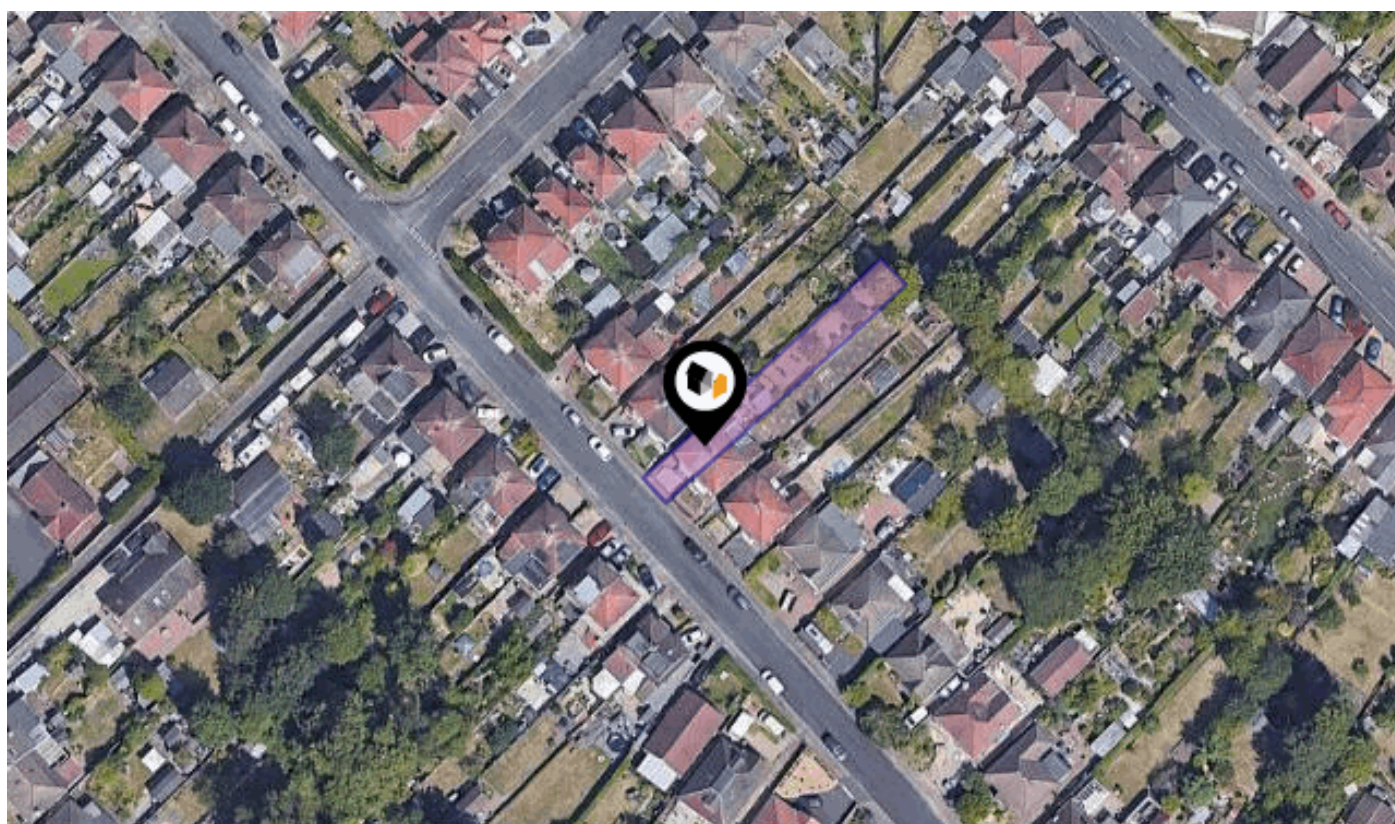


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th May 2025



NORTHWOOD AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three Bedroom Standard Construction Semi Detached Property
- > EPC Rating D
- > Council Tax Band A
- > Freehold
- > On Street Parking

Property Description

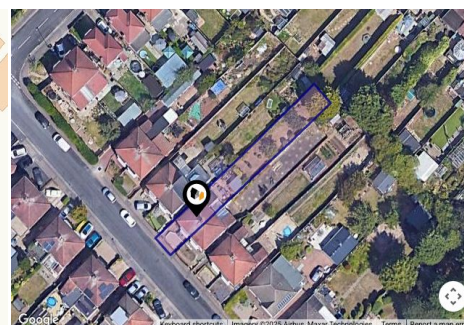
Brought to the market with no upward chain is this three bedroom semi detached property suitable for a first time buyer, investor or growing family. Located in the highly popular area of Chaddesden, the property offers extended living accommodation and features uPVC double glazing, gas central heating and a good sized rear garden. In brief, the accommodation comprises; Entrance hallway, a lounge with a feature fireplace, dining room with an understairs storage cupboard, fitted kitchen and a lean to. Found to the first floor are three bedrooms, first floor landing and a family bathroom having a three piece suite. To the front of the property is a fenced fore garden with a secure gate leading down the side of the property to the rear. At the rear of the property is a good sized, enclosed garden laid mainly to lawn, mature shrubbery beds, patio area and fenced boundaries. Northwood Avenue is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Hallway: (2'9" x 2'11") 0.84 x 0.89
Lounge: (14'1" x 10'5") 4.29 x 3.17
Dining Room: (10'7" x 13'7") 3.23 x 4.14
Kitchen: (10'9" x 6'10") 3.28 x 2.08
Lean To: (10'0" x 6'0") 3.05 x 1.83
Landing: (11'6" x 2'6") 3.51 x 0.76
Bedroom: (12'0" x 10'7") 3.66 x 3.23
Bedroom: (11'5" x 6'2") 3.48 x 1.88
Bedroom: (10'3" x 6'10") 3.12 x 2.08
Bathroom: (8'7" x 4'2") 2.62 x 1.27

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:	Semi-Detached
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.08 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY7300

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



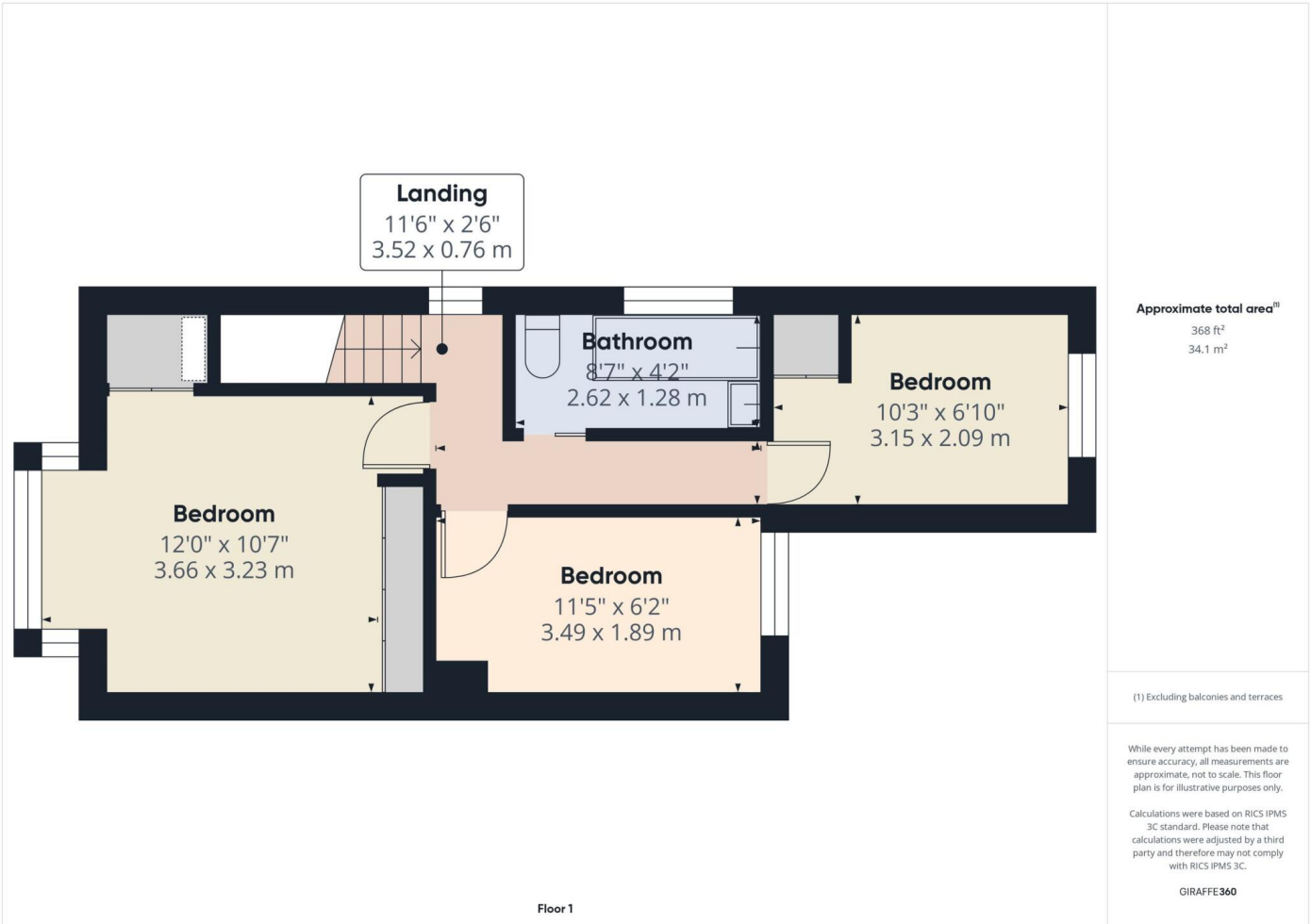




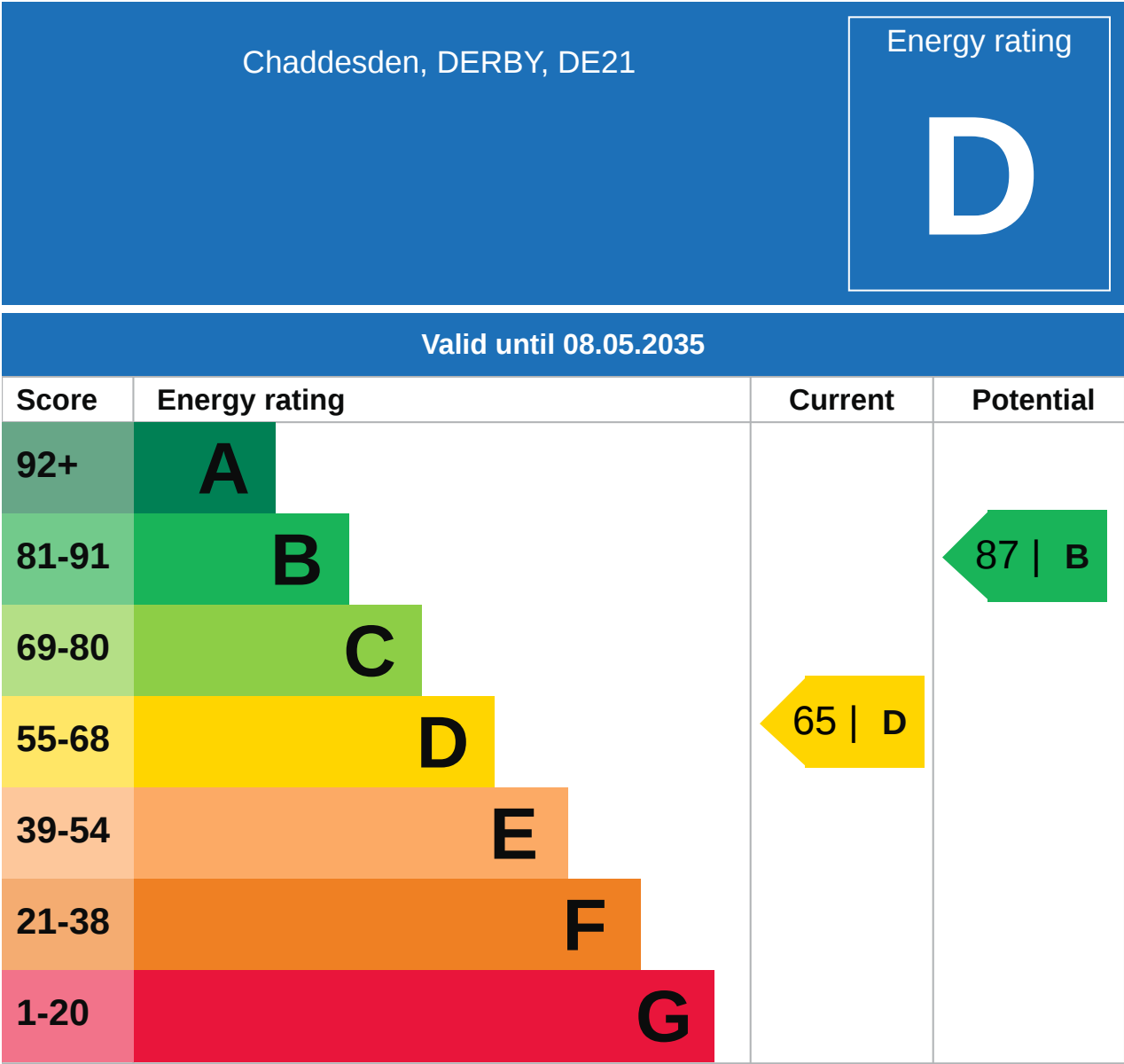
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	72 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

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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