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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th May 2025



MAX ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Traditional Bay Fronted, Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy/Family Home
- > Off Road Parking And An Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

A traditional bay fronted home occupying a popular location close to local amenities and having the benefit of off road parking and an enclosed rear garden. The property would be ideal for the first time buyer or growing family and is offered for sale with no upward chain. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, kitchen, bay fronted lounge and dining area. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off road parking. Max Road 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.

Reception Hallway:

Lounge Area: (13'1" x 10'0") 3.99 x 3.05

Dining Area: (12'1" x 10'0") 3.68 x 3.05

Kitchen: (10'0" x 5'1") 3.05 x 1.55

First Floor Landing:

Double Bedroom One: (11'0" x 9'0") 3.35 x 2.74

Double Bedroom Two: (13'1" x 10'0") 3.99 x 3.05

Bedroom Three: (7'1" x 6'1") 2.16 x 1.85

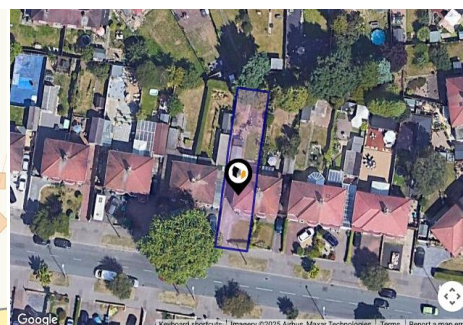
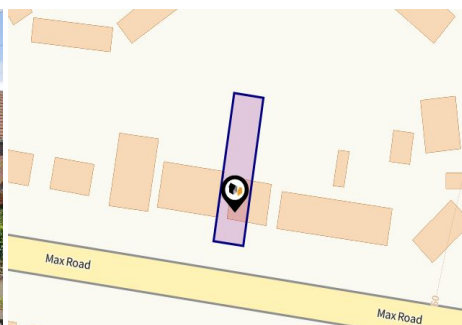
Bathroom: (10'0" x 5'1") 3.05 x 1.55

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off road parking. There is gated access to the side elevation leading to an enclosed rear garden having a decked patio area, lawned area and garden shed.

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:	828 ft ² / 77 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY484273

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)

5	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

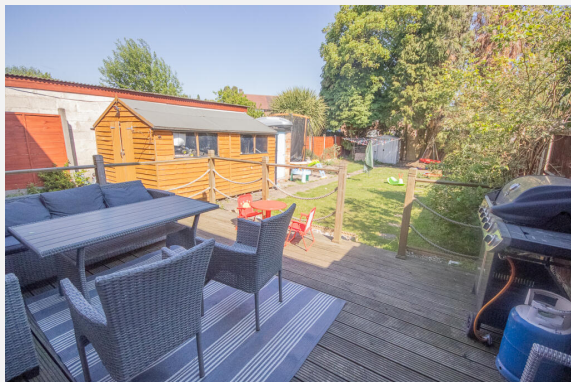
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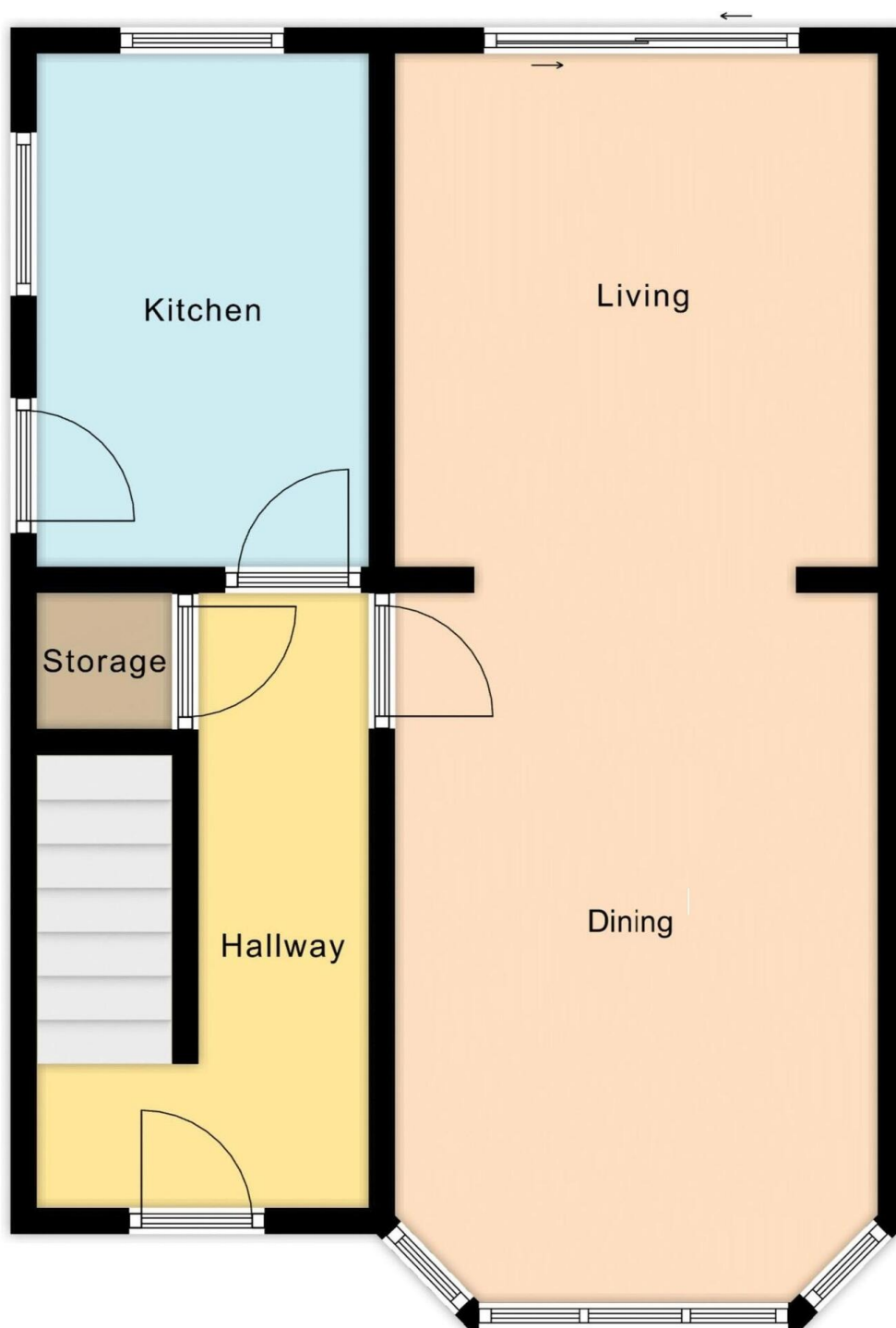
Planning records for: *Max Road, Chaddesden, Derby, DE21*

Reference - 23/00978/CLP	
Decision:	Decided
Date:	18th July 2023
Description:	Installation of external wall insulation with a render finish to the front, side and rear elevations

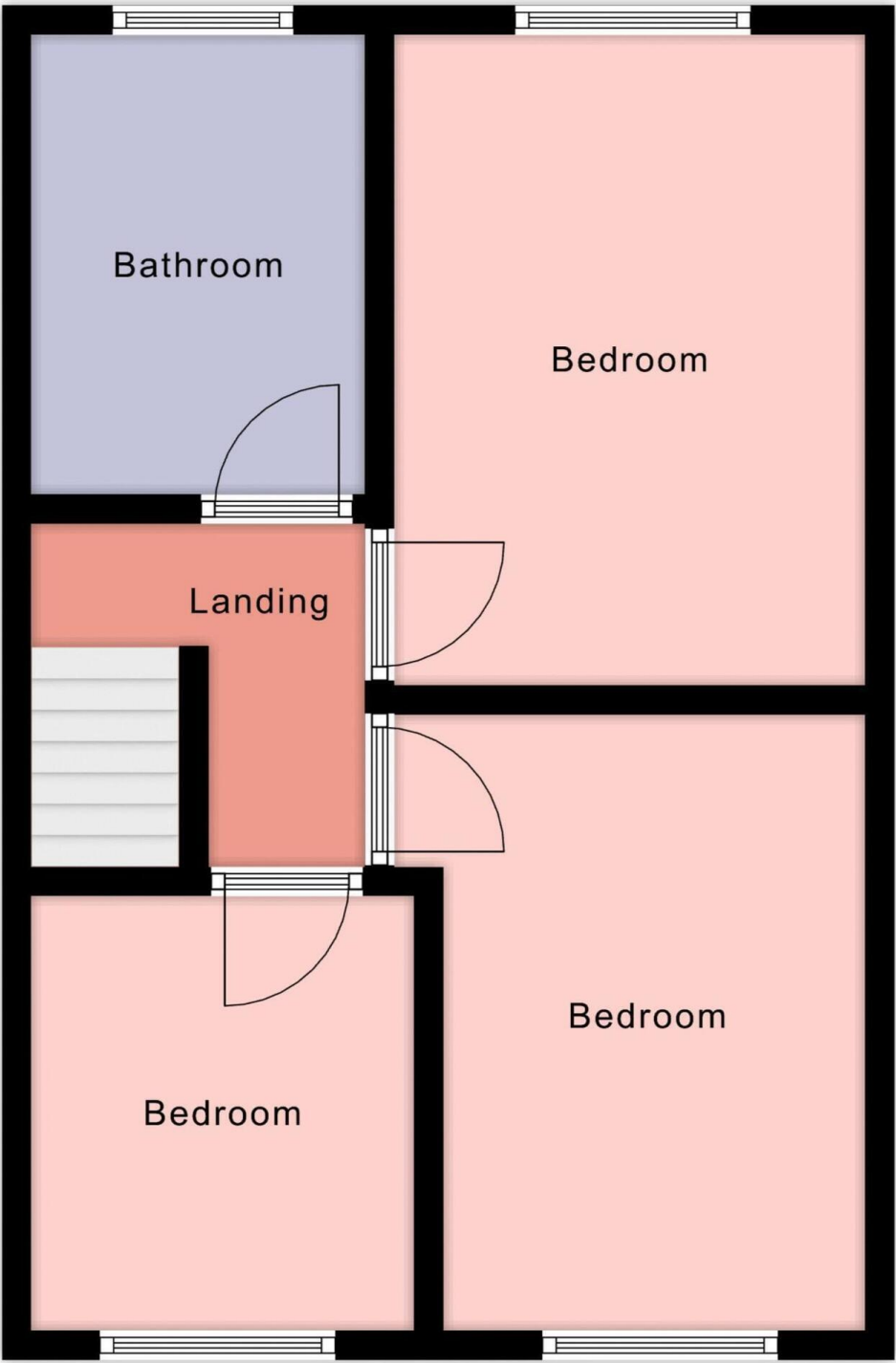




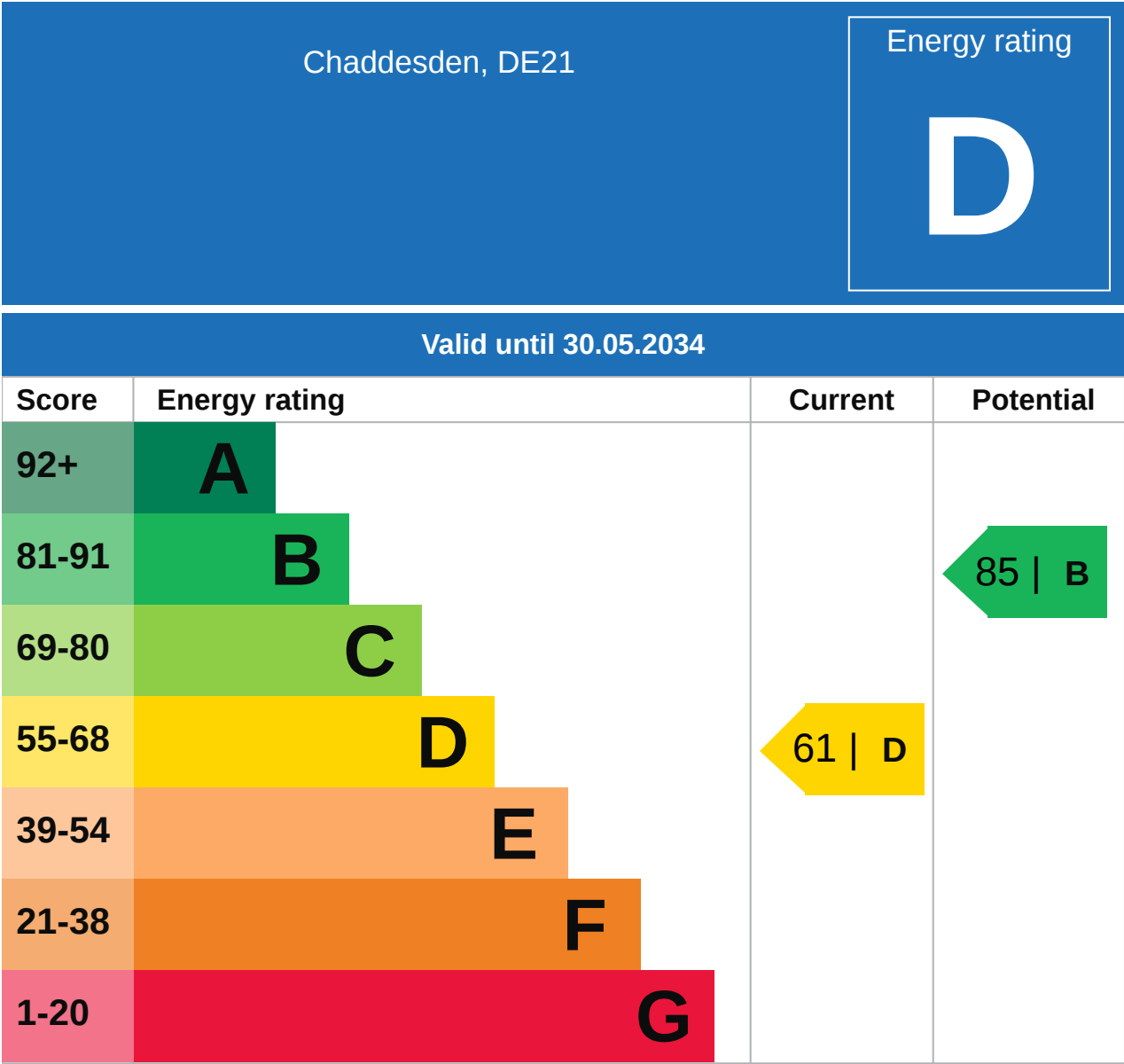
MAX ROAD, CHADDESSEN, DERBY, DE21



MAX ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 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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