

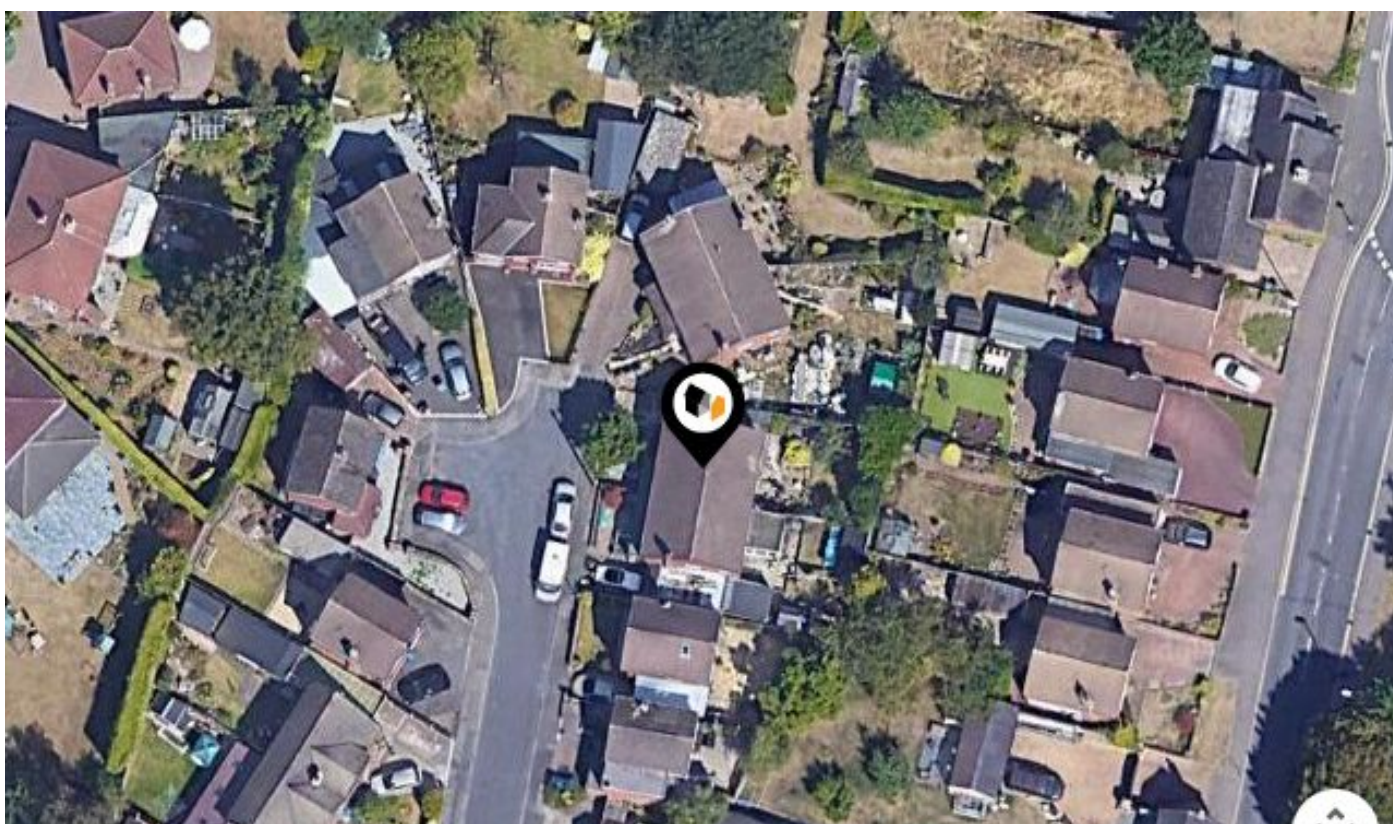


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th June 2025



TUDOR ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three Bedroomed Semi-Detached Home
- > Sought After Cul-De-Sac Off Chaddesden Lane
- > Would Benefit From Some Modernisation/Improvement
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

A well-proportioned, three bedroomed semi-detached home available with no upward chain and occupies a sought after cul-de-sac location off Chaddesden Lane. The property would benefit from some modernisation/improvement and viewing is recommended to appreciate the potential of the property. The accommodation benefits from gas fired central heating, replacement UPVC double glazing and briefly comprises: entrance porch, reception hallway, extended lounge, dining room and kitchen. To the first floor are three bedrooms, modern shower room and separate WC. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking. Tudor Road is situated just off Chaddesden Lane and is therefore well situated for shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

Entrance Porch:

Reception Hallway:

Lounge: (15'6" x 11'7") 4.72 x 3.53

Dining Room: (9'6" x 9'3") 2.90 x 2.82

Kitchen: (9'6" x 7'8") 2.90 x 2.34

First Floor Landing:

Double Bedroom One: (11'6" x 9'5") 3.51 x 2.87

Double Bedroom Two: (9'7" x 9'4") 2.92 x 2.84

Bedroom Three: (8'4" x 7'10") 2.54 x 2.39

Modern Shower Room: (6'5" x 5'1") 1.96 x 1.55

Separate WC:

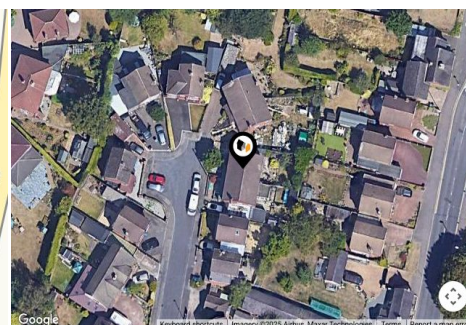
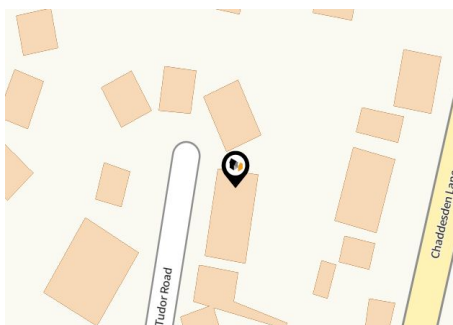
Outside:

There are gardens to both front and rear elevations. A driveway to the side elevation provides off-road parking. The rear garden is laid mainly to lawn incorporating a paved patio area, fenced boundaries and cold water tap.

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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Council Tax :	Band B
Annual Estimate:	£1,708

Local Area

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

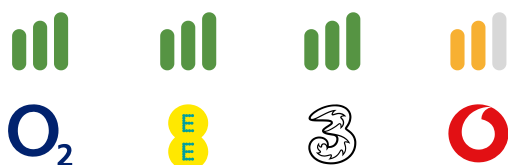
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	46	1800
mb/s	mb/s	mb/s

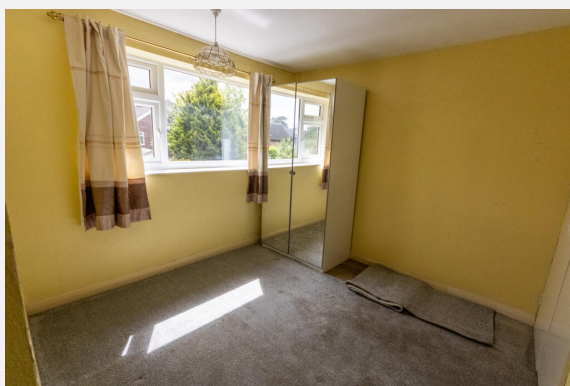
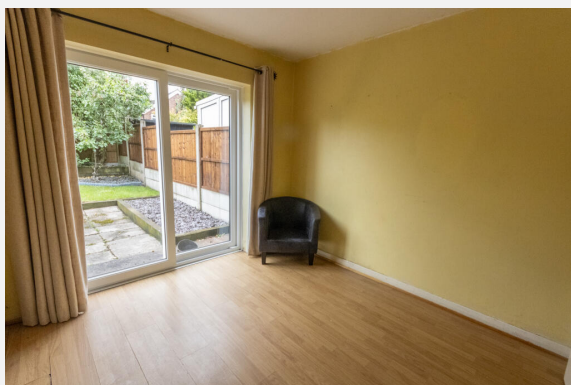
Mobile Coverage:

(based on calls indoors)



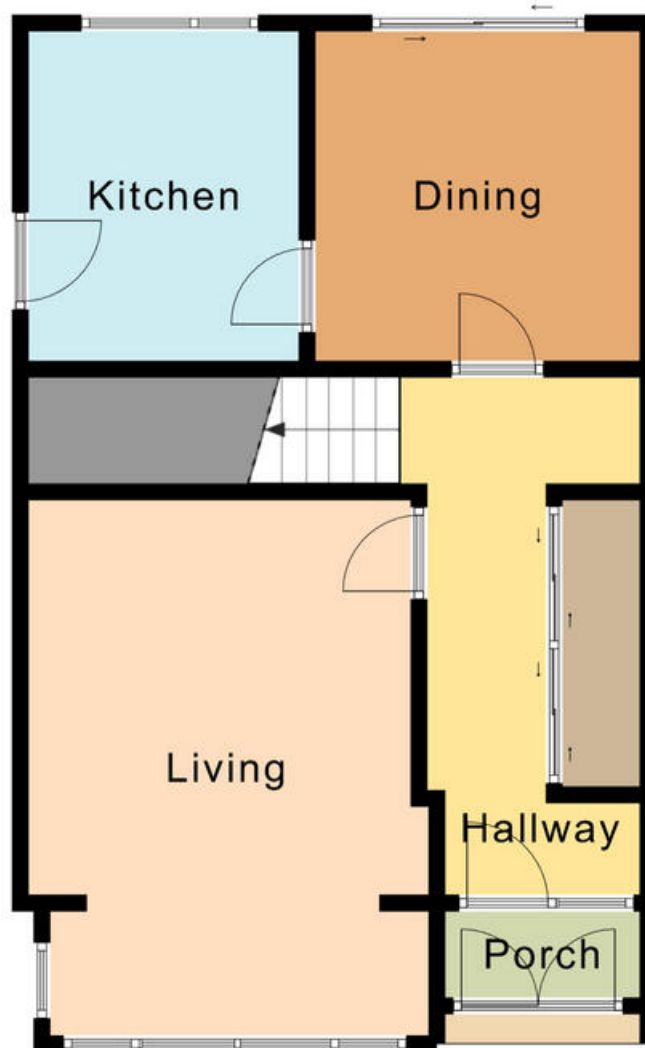
Satellite/Fibre TV Availability:



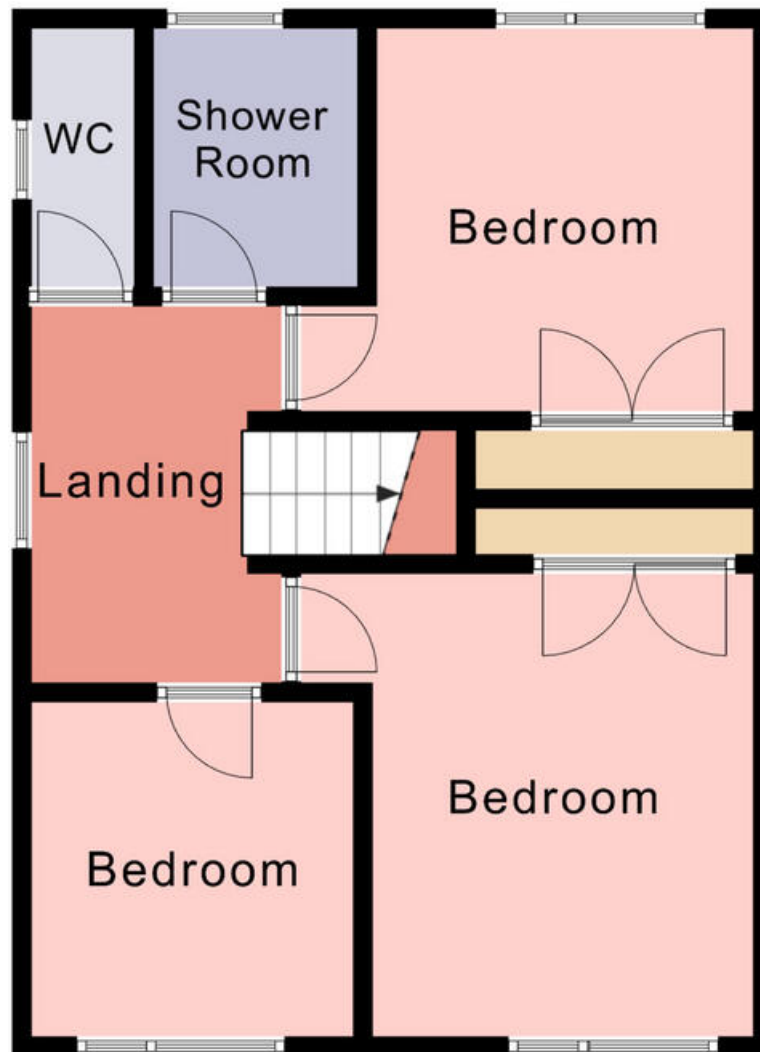




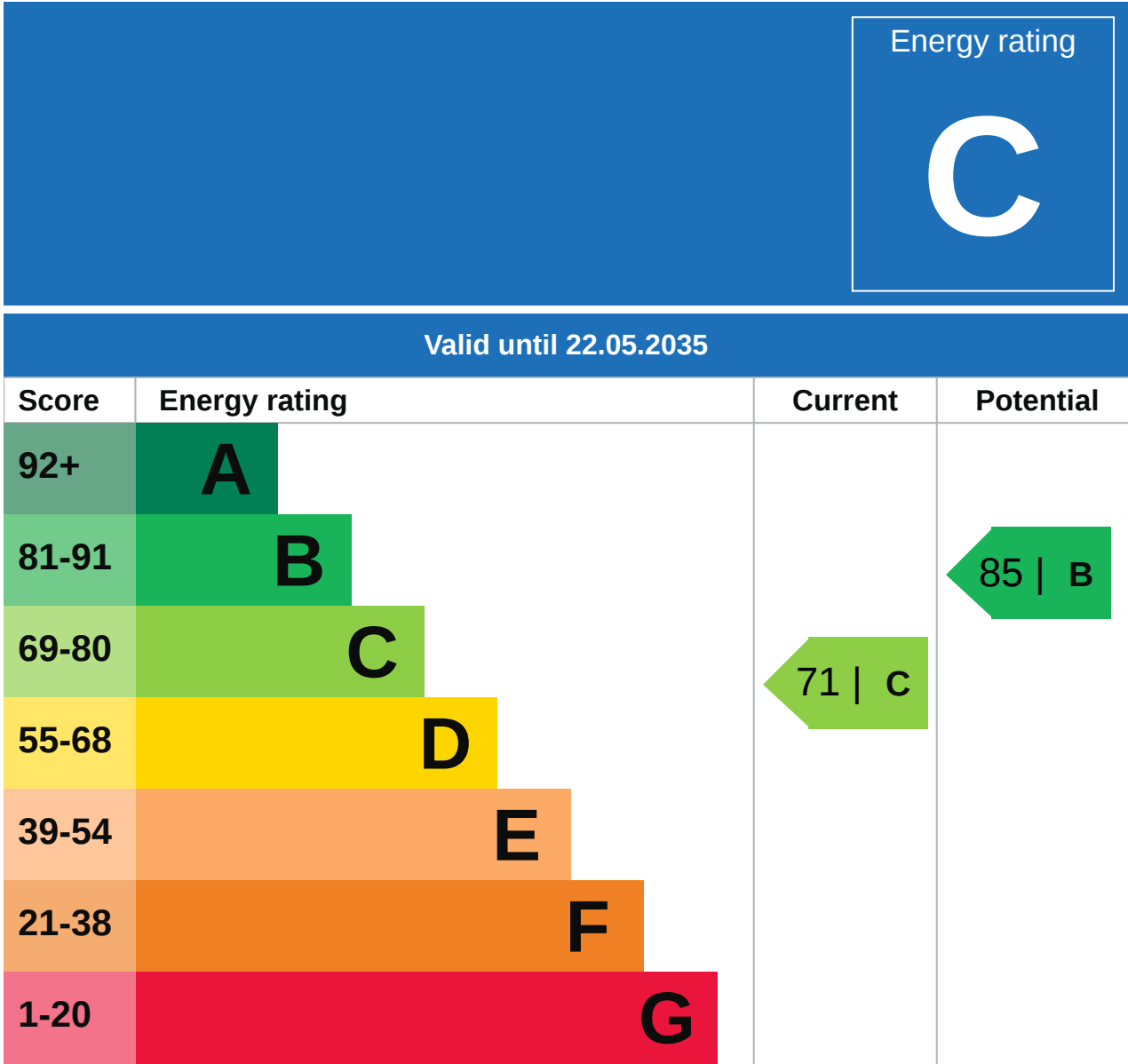
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	79 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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