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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10<sup>th</sup> July 2025



**MADISON AVENUE, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Traditional Bay-Fronted, Semi-Detached Home
- > Extended To Rear, Good Size South Facing Garden
- > Off Road Parking, Ideal First Time Home
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

Sitting on a good-sized plot is this two-bedroom, bay-fronted semi-detached property ideal for a first time buyer. Located in the highly popular area of Chaddesden, this well-presented property features off road parking, a sizeable south facing rear garden, uPVC double glazing and gas central heating! In brief, the accommodation comprises; spacious lounge, a fitted breakfast kitchen, a dining room/sunroom and a downstairs cloakroom/WC. Found to the first floor are two bedrooms, first floor landing and a family bathroom having a three piece suite. At the front of the property is a driveway providing off road parking, this leads down the side of the property via shared access to to a secure gate giving access to the rear of the property. To the rear is a good sized and enclosed garden mainly laid to lawn, patio area, decked seating area together with fenced and hedge boundaries.

### Room Measurement & Details

#### UPVC Door to:

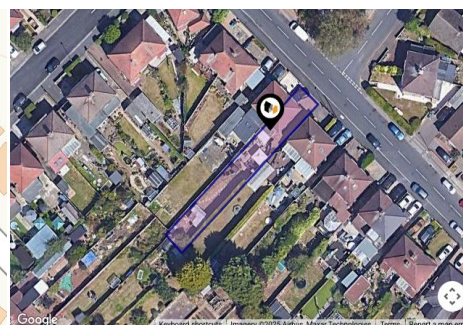
Living Room: (13'7" x 13'8") 4.14 x 4.17  
Breakfast Kitchen: (10'8" x 13'8") 3.25 x 4.17  
Dining / Sun Room: (12'5" x 10'1") 3.78 x 3.07  
Cloaks/WC: (4'8" x 2'9") 1.42 x 0.84  
First Floor Landing: (2'7" x 5'6") 0.79 x 1.68  
Bedroom One: (12'11" x 10'11") 3.94 x 3.33  
Bedroom Two: (11'11" x 8'0") 3.63 x 2.44  
Bathroom: (8'10" x 5'5") 2.69 x 1.65

#### Outside:

Off road parking is provided to the front elevation. There is a shared driveway to the side elevation which leads in-turn to the enclosed and good size rear garden enjoying a south facing aspect and having a decked patio with lawned area beyond.

### Buyer Information:

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## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	645 ft <sup>2</sup> / 60 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY96668

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)

6	51	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



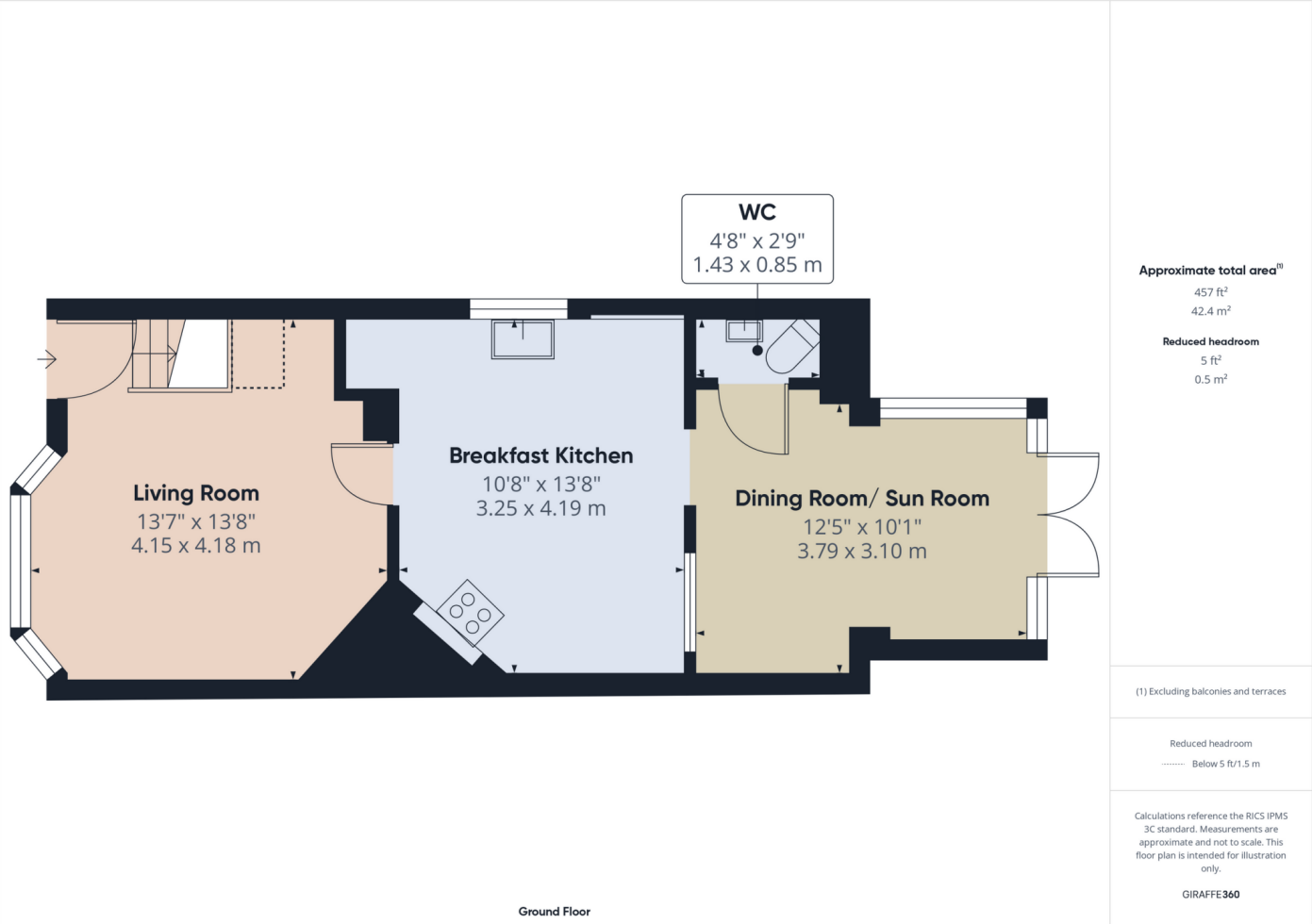




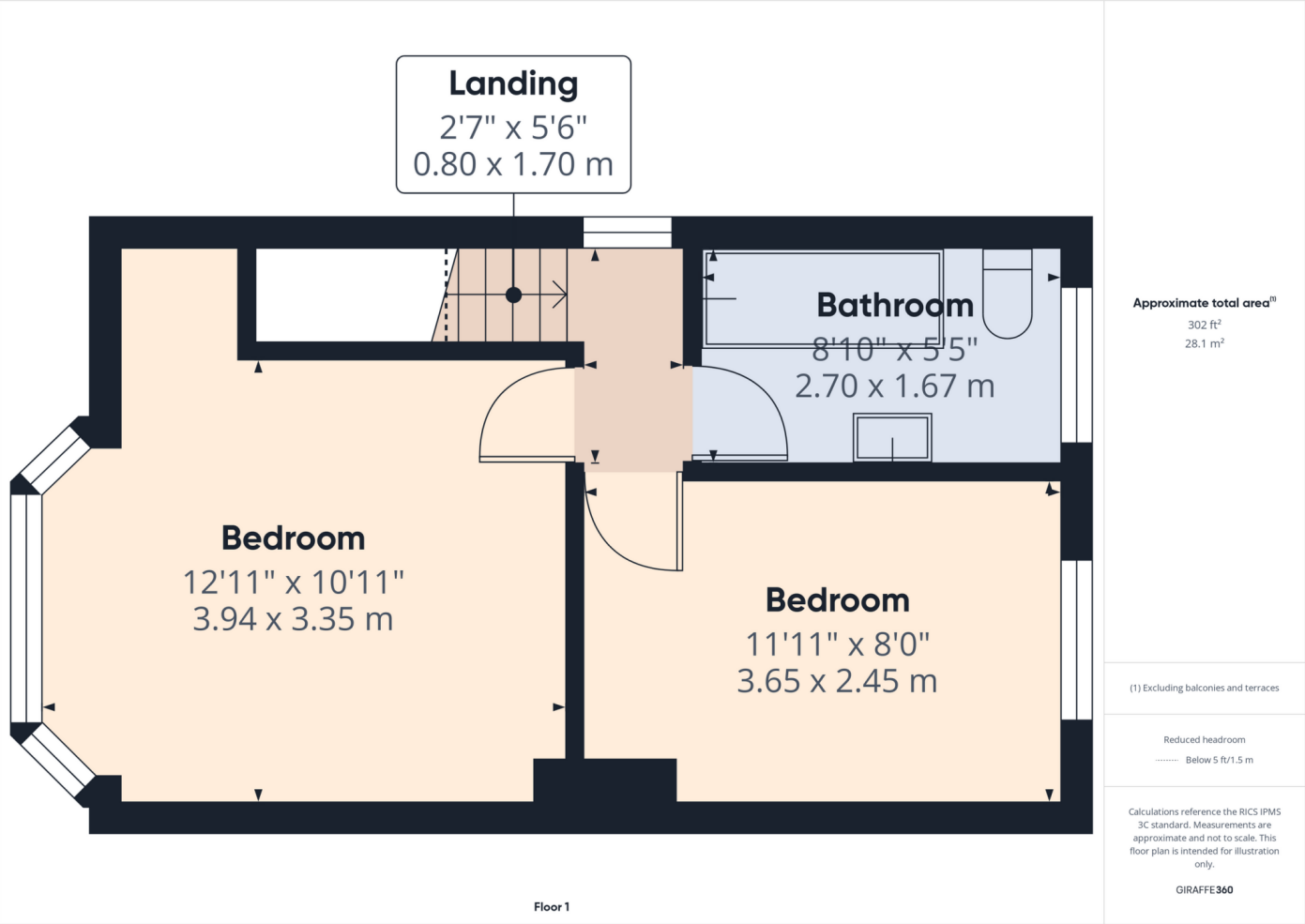




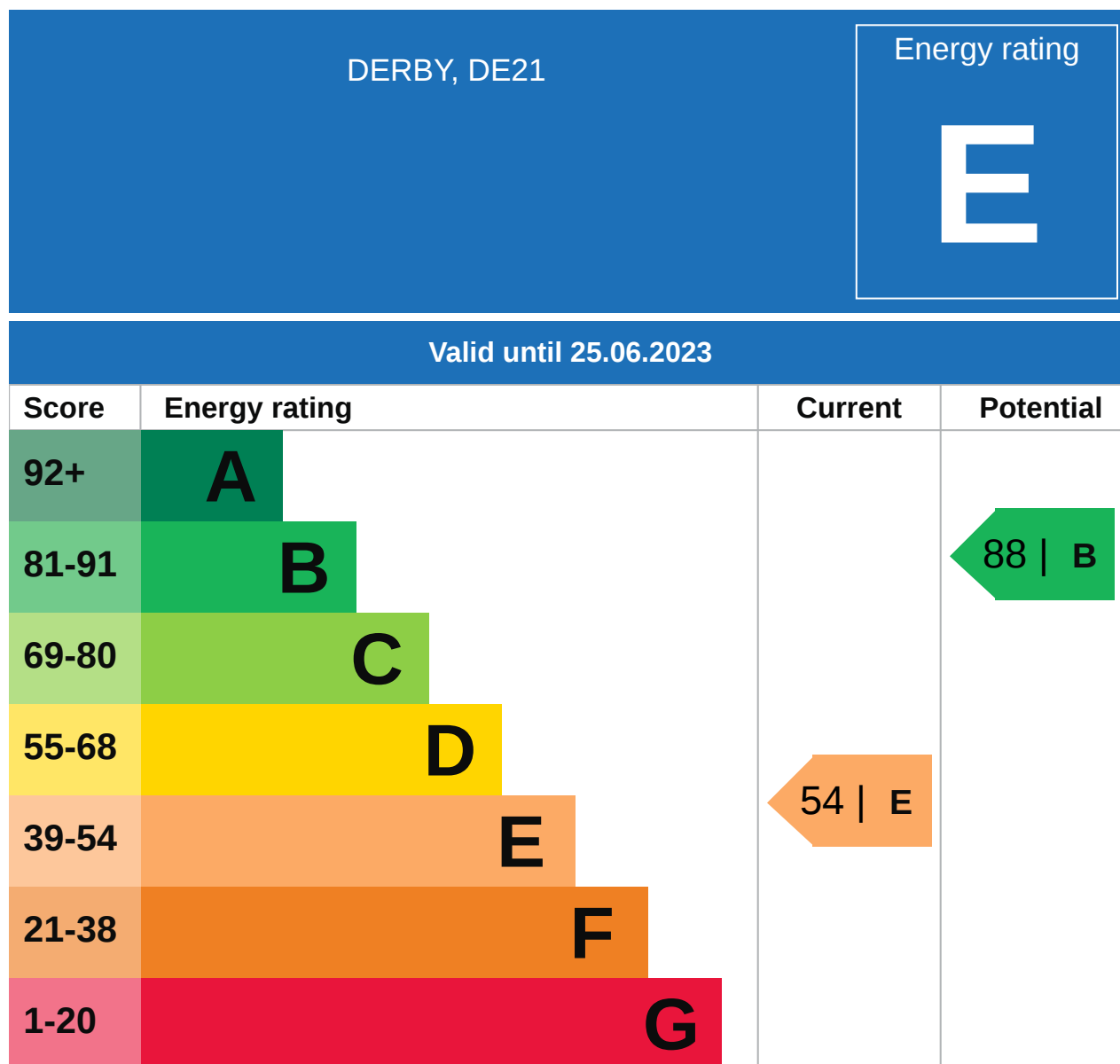
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# Property EPC - Certificate





## Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 300+ mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 46% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	60 m <sup>2</sup>



## Hannells

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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

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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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# Hannells

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