

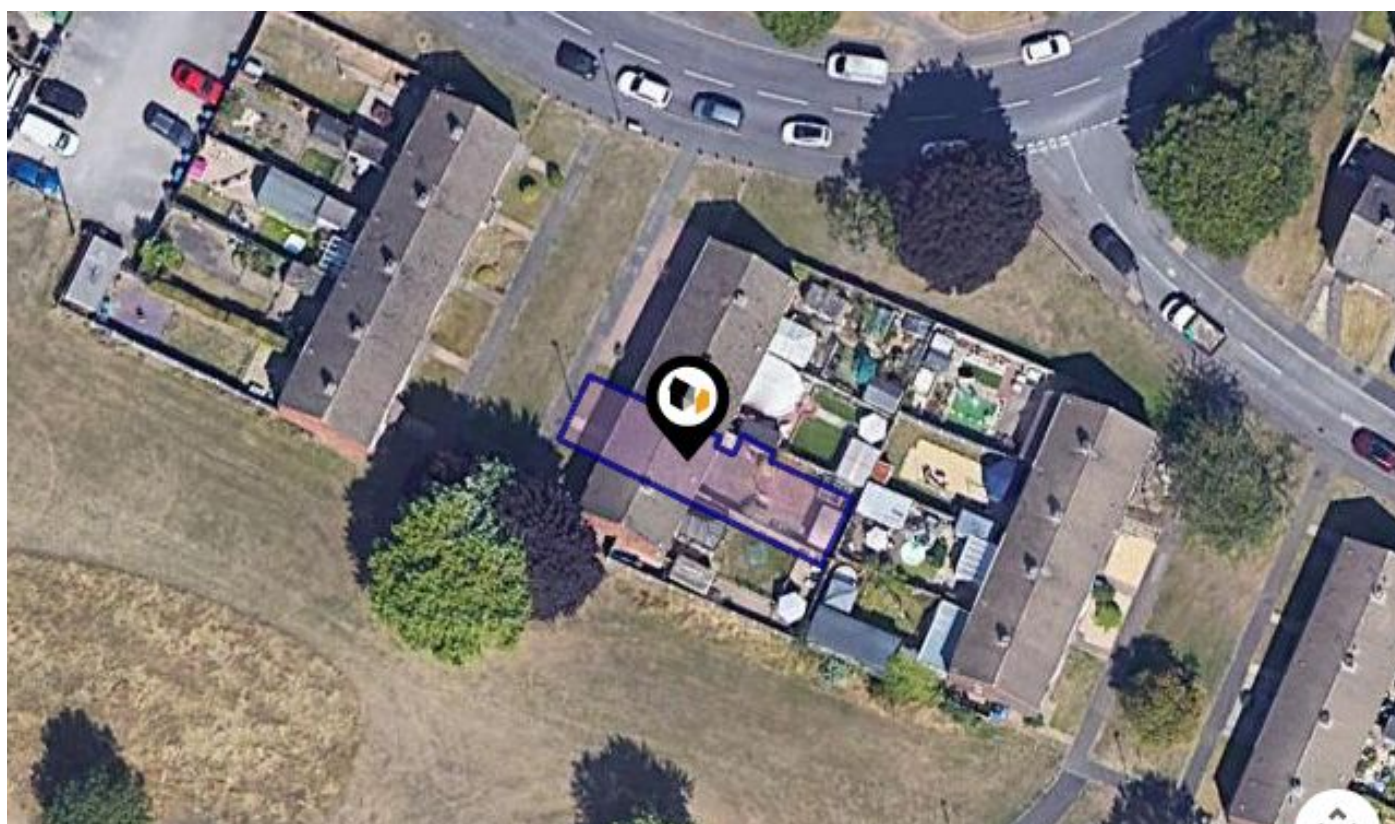


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th July 2025



WATERFORD DRIVE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three-Bedroom, Standard Construction, Mid-Terraced Property
- > EPC Rating C, Freehold
- > Council Tax Band A
- > On Street Parking
- > No Upward Chain

Property Description

Brought to the market with no upward chain is this well maintained, three-bedroom mid-terraced property located in the popular area of Chaddesden. The property would ideally suit a first time buyer or growing family and features uPVC double glazing, gas central heating, spacious living accommodation and an enclosed rear garden! In brief, the accommodation comprises; Entrance hallway, a spacious lounge and a fitted kitchen diner having a patio door leading to the rear garden. To the first floor are three bedrooms, first floor landing and a modern fitted shower room having a three piece suite. At the front of the property is a lawned foregarden with a shared side passage leading to a secure gate giving access to the rear of the property. To the rear is an enclosed rear garden laid to lawn, flower beds, green house and a patio area. Waterford Drive is well situated for Chaddesden and its amenities which include a range of shops, schools and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Hallway: (13'8" x 5'8") 4.17 x 1.73

Living Room: (13'5" x 12'8") 4.09 x 3.86

Kitchen Diner: (9'4" x 18'11") 2.84 x 5.77

First Floor Landing: (8'2" x 5'11") 2.49 x 1.80

Bedroom One: (11'10" x 10'8") 3.61 x 3.25

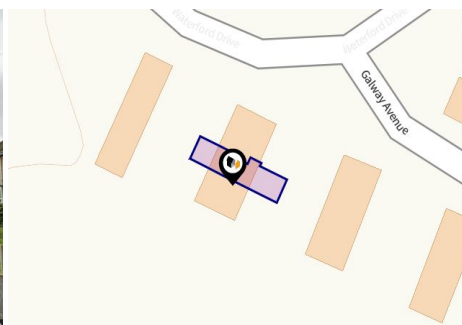
Bedroom Two: (11'1" x 10'5") 3.38 x 3.17

Bedroom Three: (8'10" x 7'10") 2.69 x 2.39

Shower Room: (5'6" x 8'1") 1.68 x 2.46

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (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: | Terraced |
| Bedrooms: | 3 |
| Floor Area: | 882 ft ² / 82 m ² |
| Plot Area: | 0.04 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band A |
| Annual Estimate: | £1,464 |
| Title Number: | DY97152 |

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)

| | | |
|---|--|---|
| 9 | 80 | 1800 |
| mb/s | mb/s | mb/s |
|  |  |  |

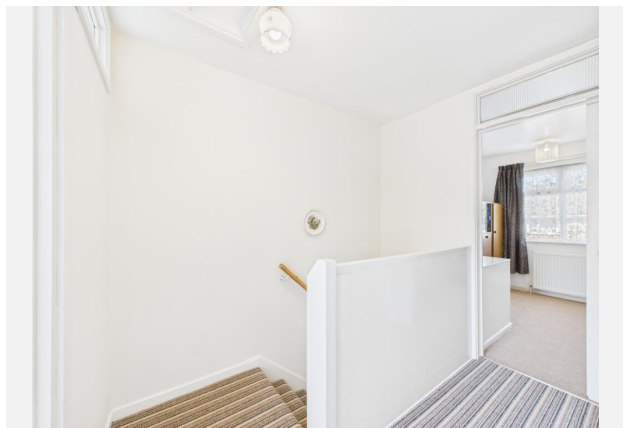
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



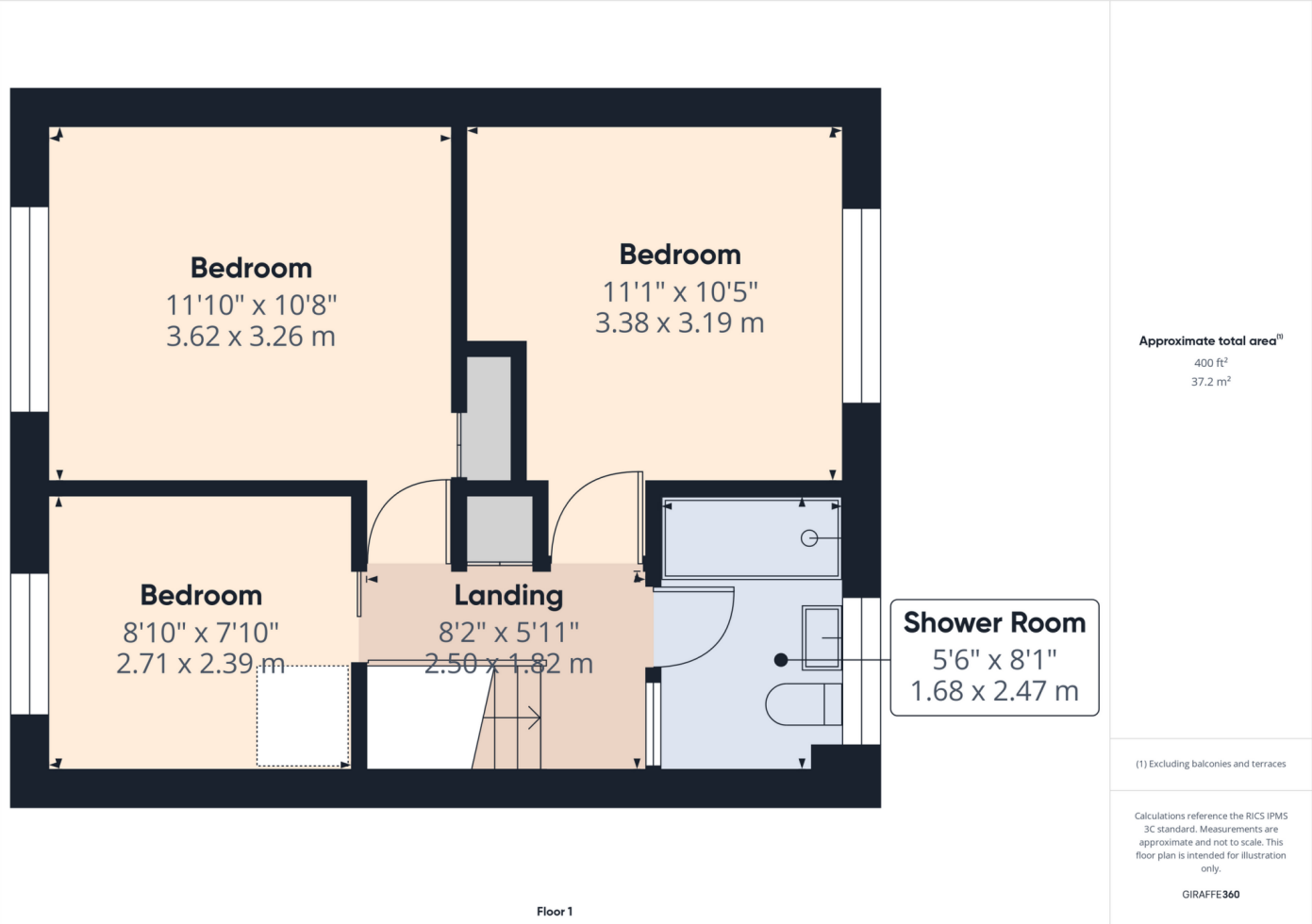




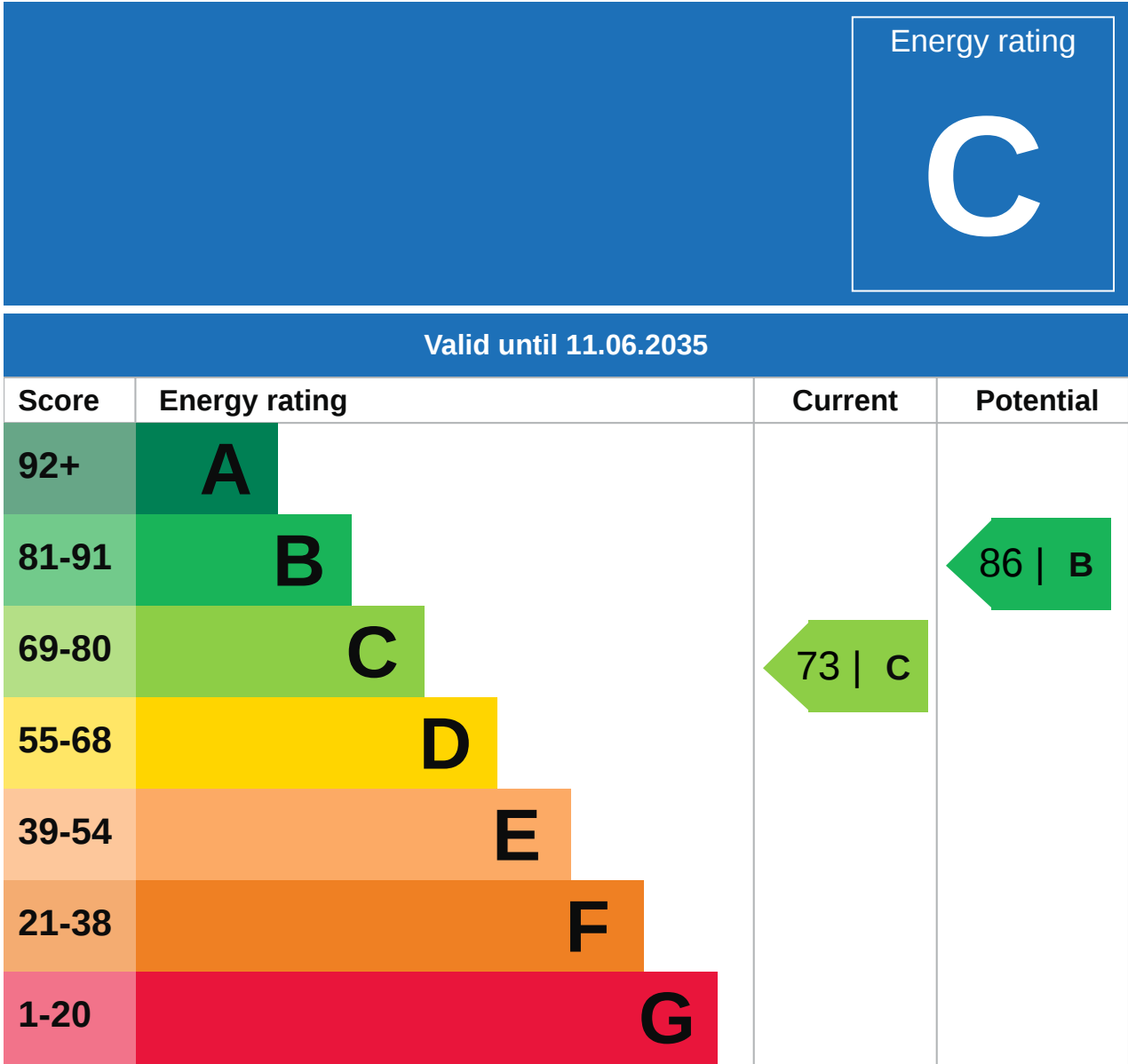
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Property EPC - Certificate



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Mid-terrace 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, 270 mm loft insulation |
| Roof Energy: | Pitched, 270 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: | Solid, no insulation (assumed) |
| Total Floor Area: | 82 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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Hannells

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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