

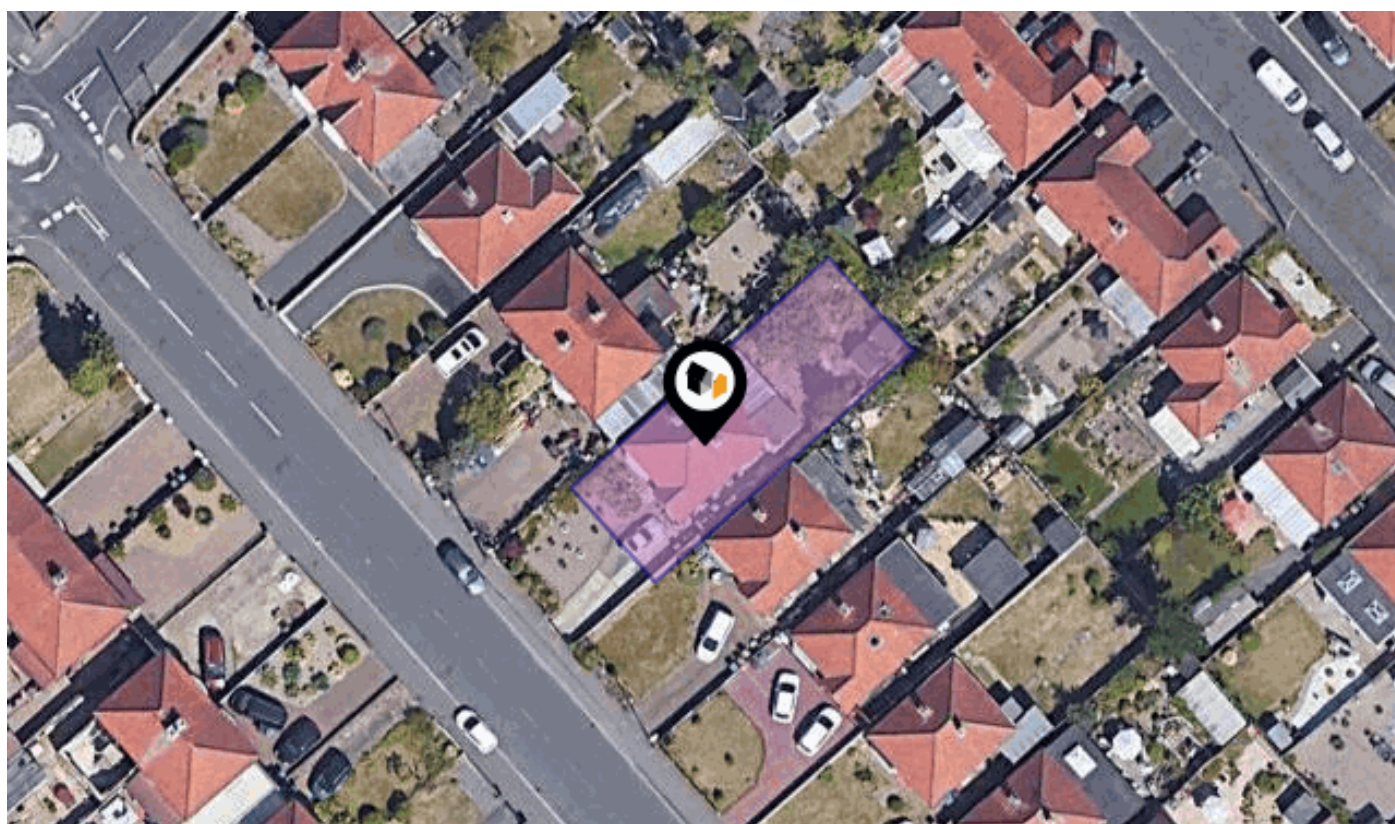


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th August 2025



WILTSHIRE ROAD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Bay Fronted Detached Bungalow
- > Set Back From Wiltshire Road, No Upward Chain
- > Ample Off Road Parking, Enclosed Rear Garden
- > EPC Rating D, Traditional Construction
- > Council Tax Band B, Freehold

Property Description

A traditional detached bungalow set back from Wiltshire Road and offering spacious living accommodation incorporating two reception rooms, two bedrooms, ample off road parking and an enclosed rear garden. The property is available with no upward chain and viewing is recommended. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, lounge, dining room open through to the kitchen and in-turn a sun lounge. There are two bedrooms and shower room with a three piece suite. Outside, there are gardens to both front and rear elevations, the front incorporates ample off road parking and the rear garden is enclosed. Wiltshire 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.

Room Measurement & Details

Entrance Hallway: (16'1" x 3'3") 4.90 x 0.99

Lounge: (15'10" x 10'11") 4.83 x 3.33

Dining Room: (10'0" x 11'6") 3.05 x 3.51

Kitchen: (8'6" x 8'11") 2.59 x 2.72

Sun Room: (8'6" x 15'4") 2.59 x 4.67

Bedroom One: (13'6" x 11'0") 4.11 x 3.35

Bedroom Two: (11'10" x 8'1") 3.61 x 2.46

Shower Room: (5'9" x 7'10") 1.75 x 2.39

Outside:

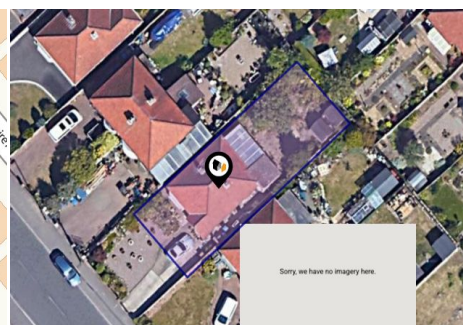
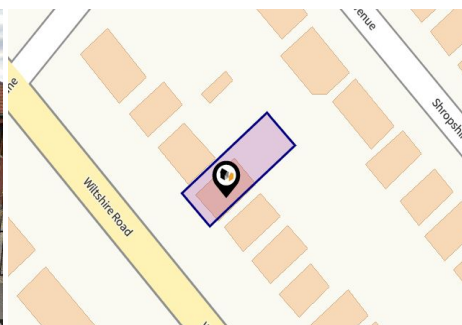
The property is set back from Wiltshire Road and has mature gardens to both front and rear elevations, the front incorporates a driveway providing off road parking. The rear garden is enclosed and mostly paved with a selection of fruit trees.

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:	Detached
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.07 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY139868

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)

4	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



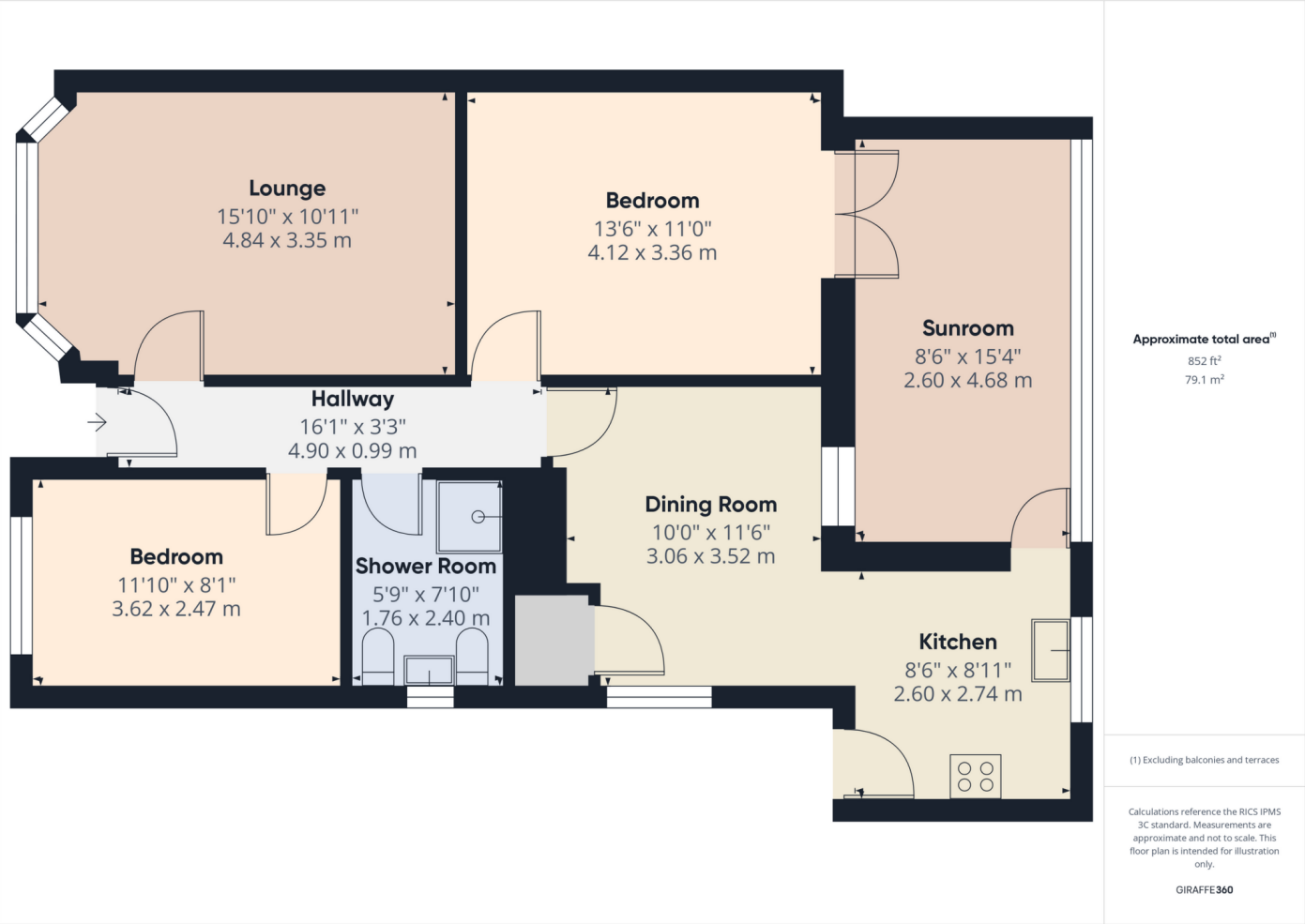
Satellite/Fibre TV Availability:



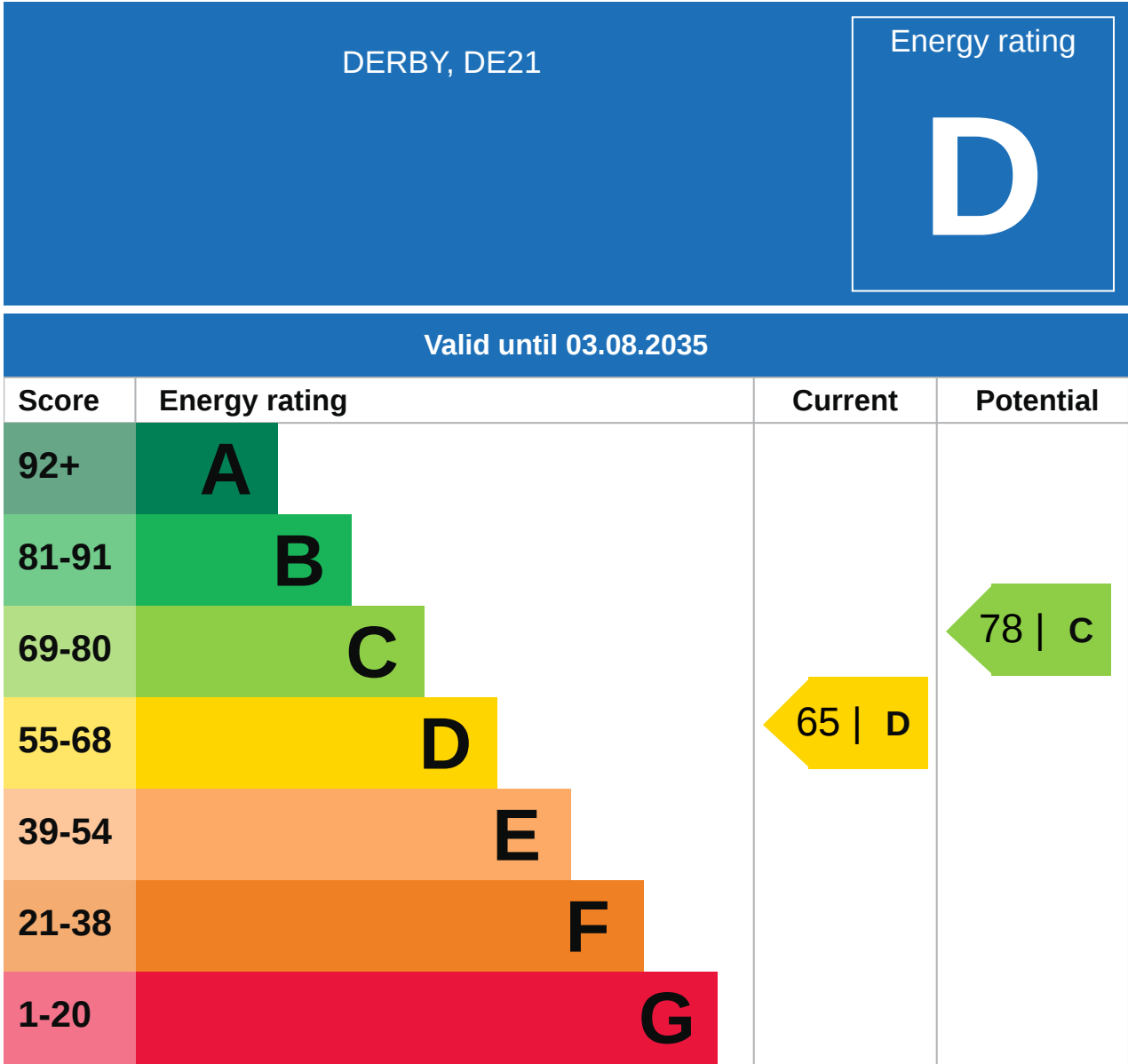




WILTSHIRE ROAD, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Detached bungalow
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
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:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	67 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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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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