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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th August 2025



AUTUMN GROVE, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Three Bedroomed Detached Home Offered With No Upward Chain
- > Ideal First Time Buy/Family Home
- > Off-Road Parking And Generous Rear Garden
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditionally constructed bay-fronted detached home, ideally located close to local amenities and offered for sale with no upward chain. This property boasts a generous rear garden, off-road parking, and three well-proportioned bedrooms—making it an ideal choice for first-time buyers or a growing family. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- open plan dining/kitchen/hallway, bay fronted lounge and bathroom with a three piece suite. To the first floor the landing provides access to three bedrooms. Outside, off-road parking is provided to the front elevation and there is a good size enclosed rear garden. Autumn Grove is well situated for Chaddesden and its range of amenities together with excellent road links for Derby City Centre, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Side Reception Hallway:

Living Room: (16'0" x 9'9") 4.88 x 2.97

Dining Kitchen: (10'6" x 12'2") 3.20 x 3.71

Bathroom: (4'9" x 5'5") 1.45 x 1.65

First Floor Landing: (3'6" x 4'11") 1.07 x 1.50

Bedroom One: (15'10" x 9'10") 4.83 x 3.00

Bedroom Two: (9'4" x 9'0") 2.84 x 2.74

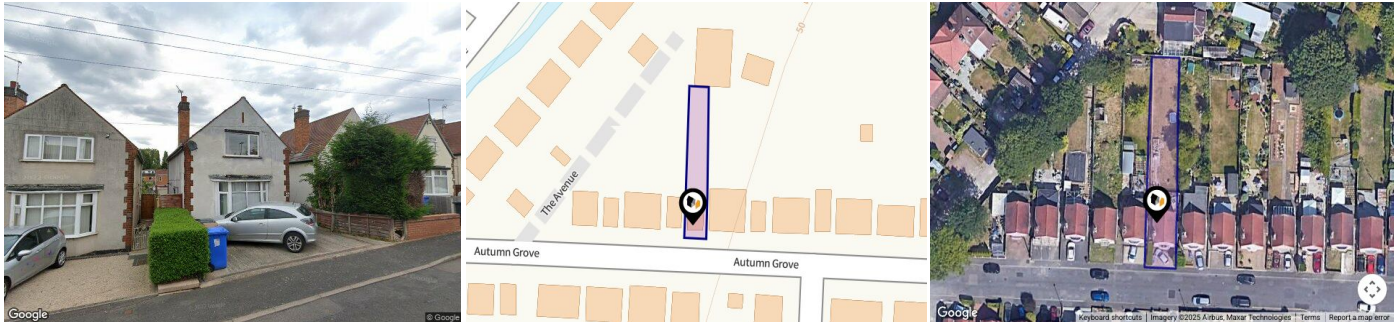
Bedroom Three: (6'3" x 12'2") 1.90 x 3.71

Outside:

There is a driveway providing off road parking to the front elevation and side access leading to the established and enclosed rear garden which is mainly laid to lawn, with shrubs and trees, a generous patio area and garden shed.

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.

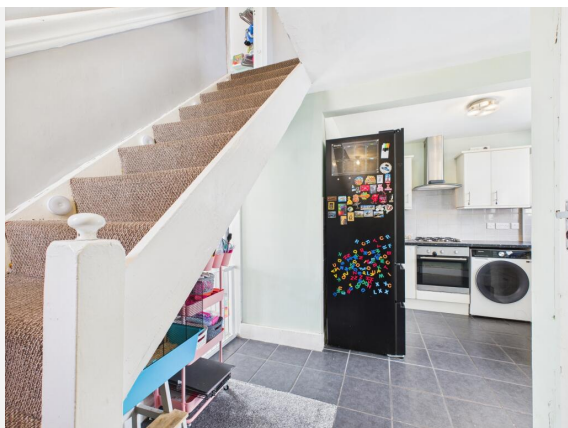


Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY502180		

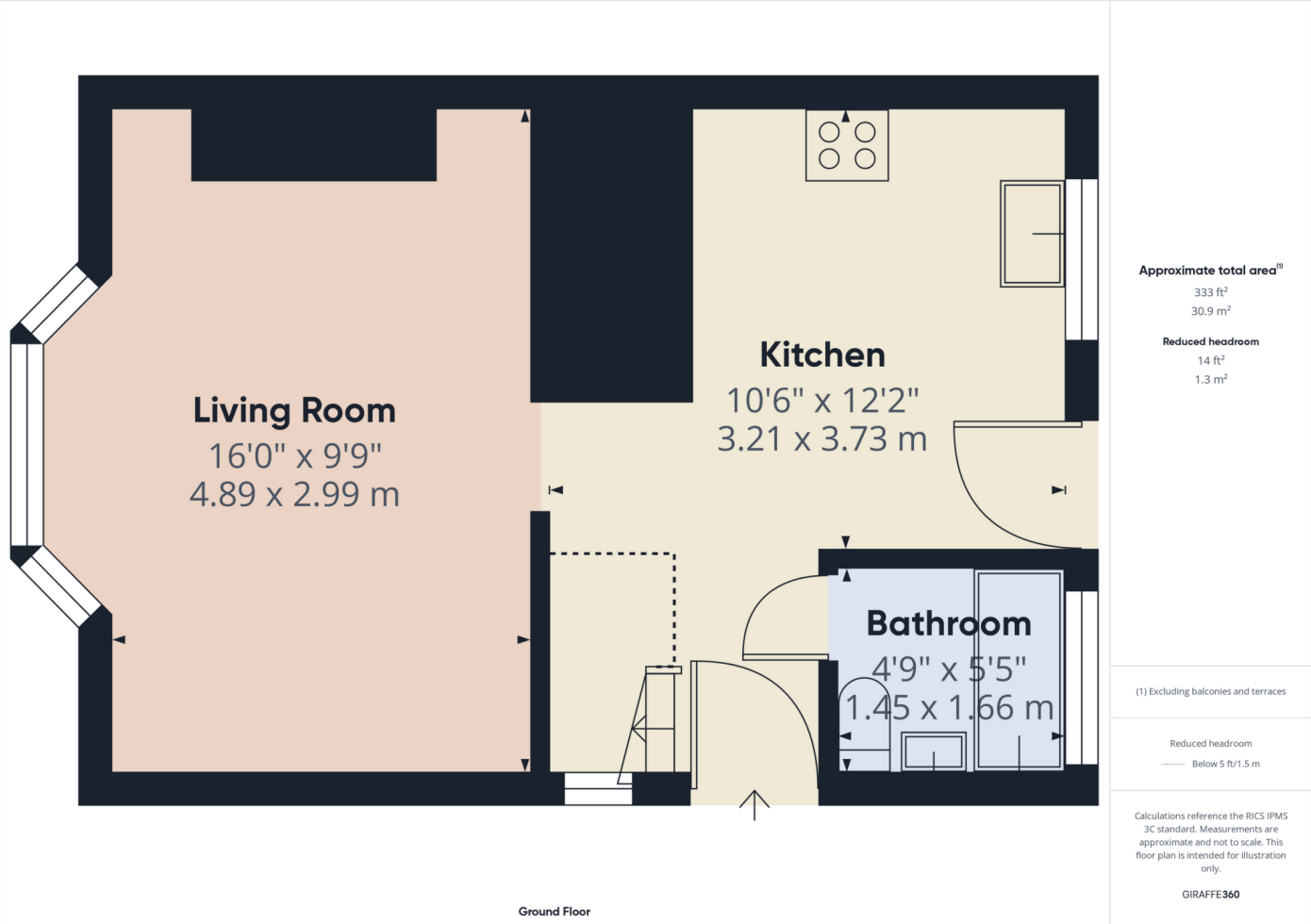
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				
				Virgin media

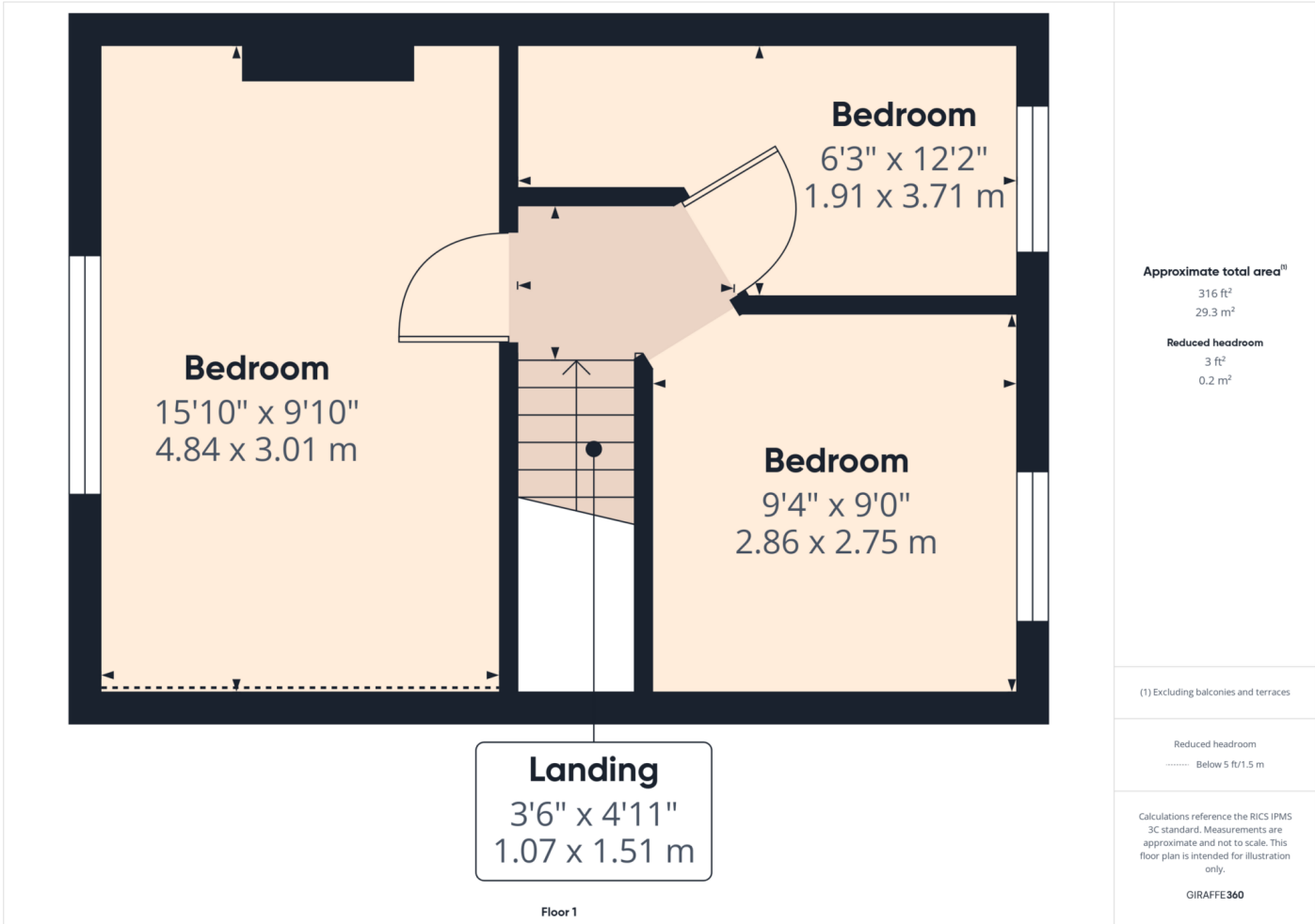




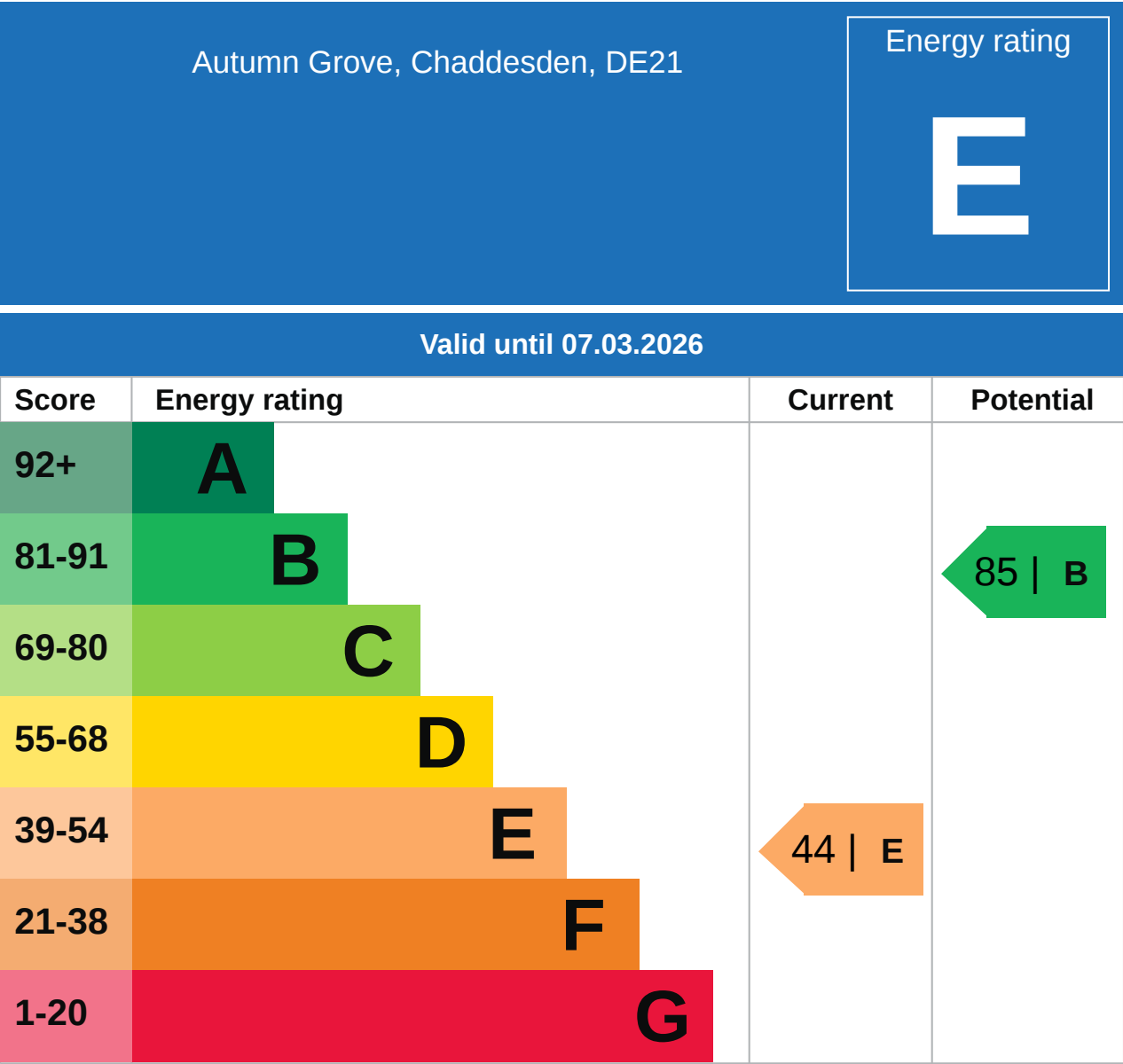
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Very Poor
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 33% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	68 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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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

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