

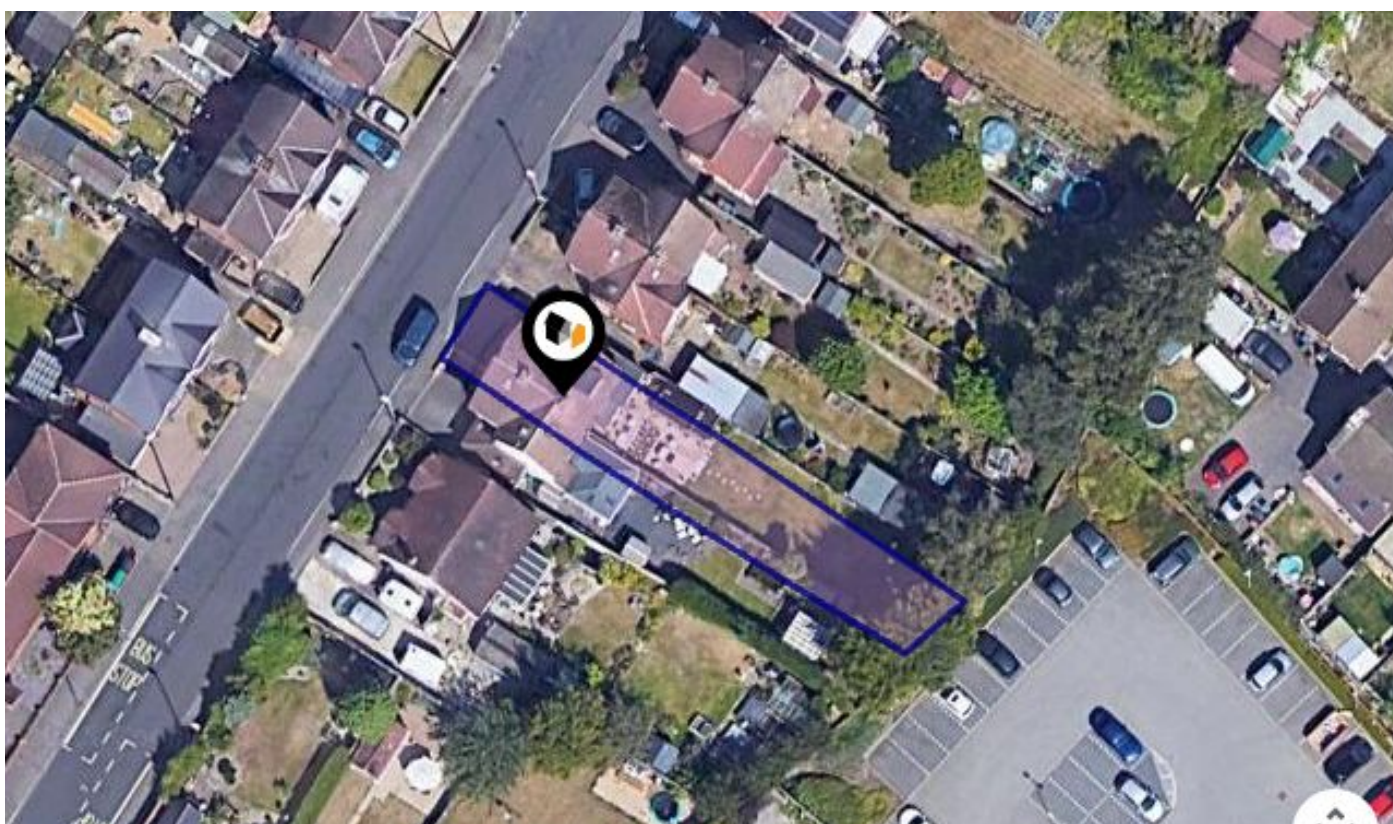


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th August 2025



REGINALD ROAD SOUTH, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Beautifully Presented Three-Bedroom Semi-Detached Home
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold
- > Driveway Parking
- > Stunning Living/Dining/Kitchen

Property Description

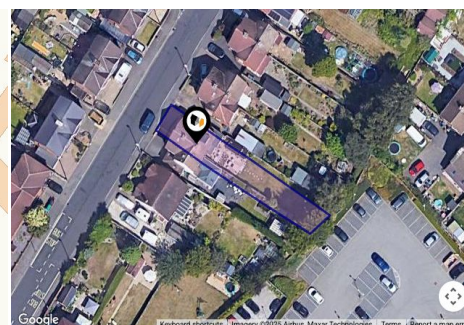
Situated in a desirable residential area, this beautifully presented three-bedroom semi-detached property offers a perfect blend of modern comfort and classic charm. Benefitting from driveway parking, and generous sized rear garden, this property is not to be missed! The UPVC double glazed and gas central heated accommodation briefly comprises; Bright and welcoming entrance hallway, stylish modern kitchen with separate dining room with patio doors and living room. To the first floor, are two double bedrooms and family bathroom, with the second floor offering a spacious double bedroom with ample storage space. To the front of the property is a driveway providing off-road parking, whilst to the rear is a generous garden with elevated patio seating area, and lawn. Reginald Road South is well situated for Chaddesden and its range of amenities which include a range of shops, schools and transport links together with convenient access for Derby City Centre and road links including the A52, M1 motorway and access for A50 respectively.

Room Measurement & Details

Reception Hallway: (8'1" x 5'5") 2.46 x 1.65
Living Room: (10'3" x 11'4") 3.12 x 3.45
Dining Room: (15'8" x 7'1") 4.78 x 2.16
Kitchen: (13'2" x 9'4") 4.01 x 2.84
First Floor Landing: (5'7" x 15'11") 1.70 x 4.85
Bedroom One: (10'5" x 11'5") 3.17 x 3.48
Bedroom Two: (8'6" x 10'1") 2.59 x 3.07
Family Bathroom: (7'0" x 5'5") 2.13 x 1.65
Second Floor Landing: (3'0" x 2'11") 0.91 x 0.89
Bedroom Three: (11'10" x 12'8") 3.61 x 3.86

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:	Semi-Detached
Bedrooms:	3
Floor Area:	1,054 ft ² / 98 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY47328

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

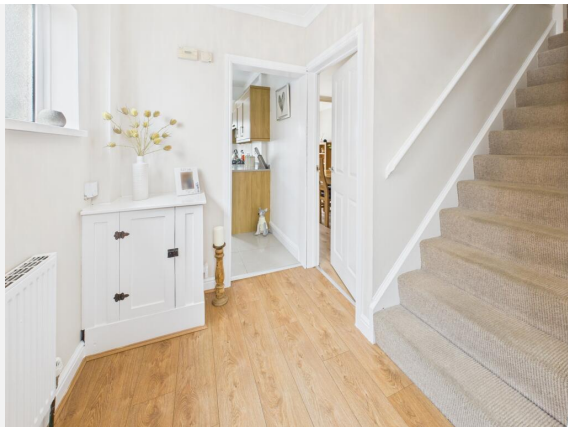
2	40	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

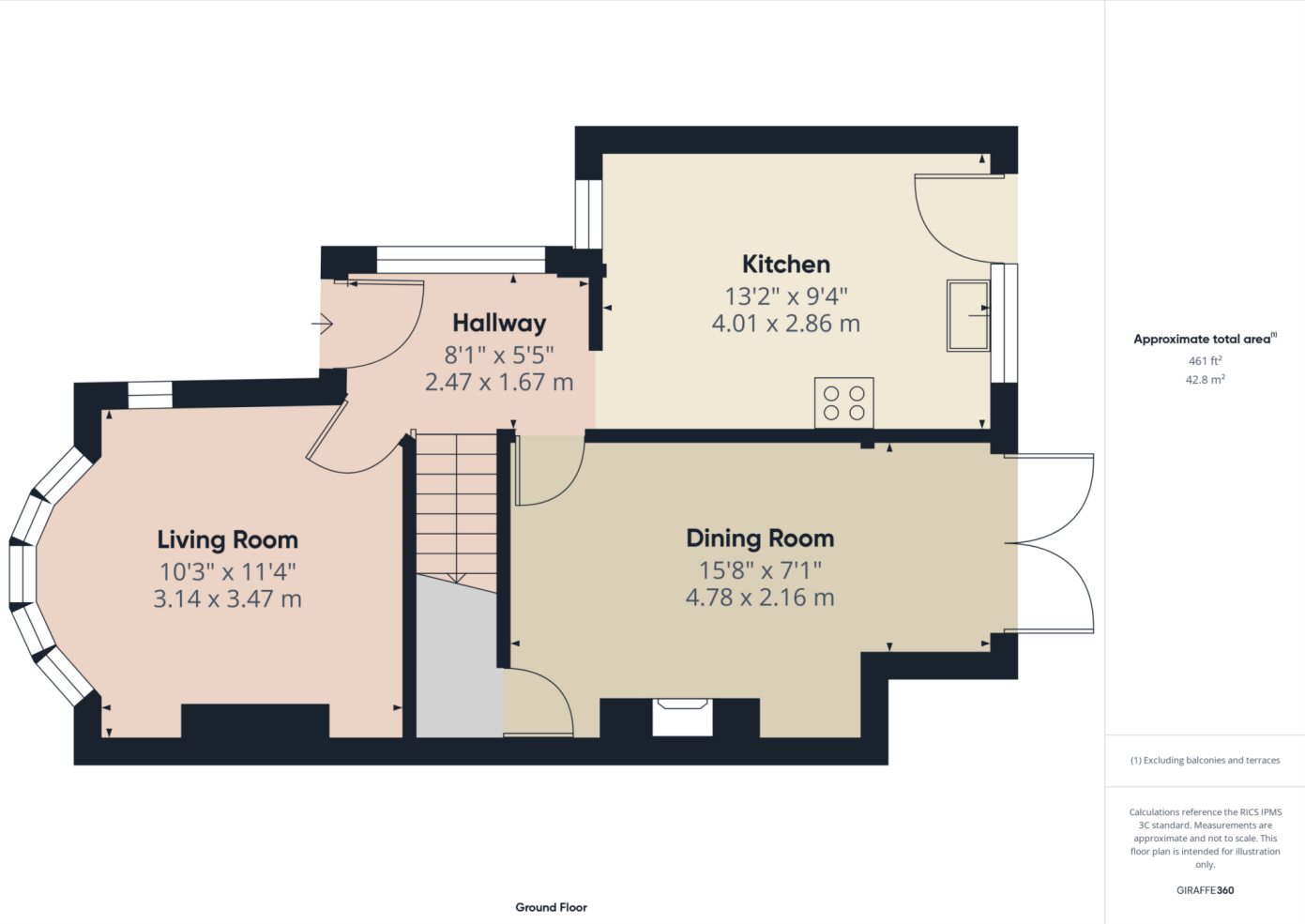




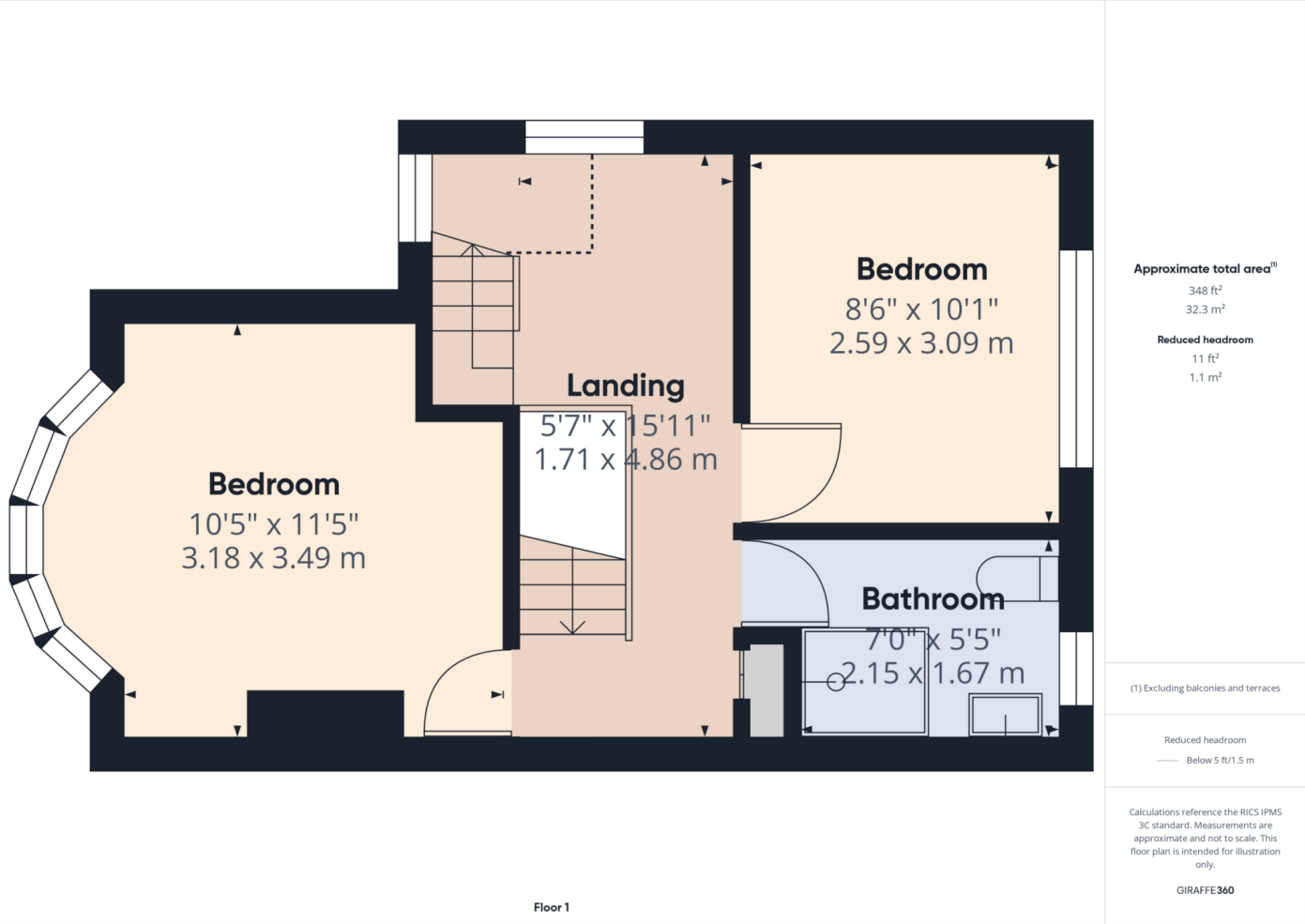




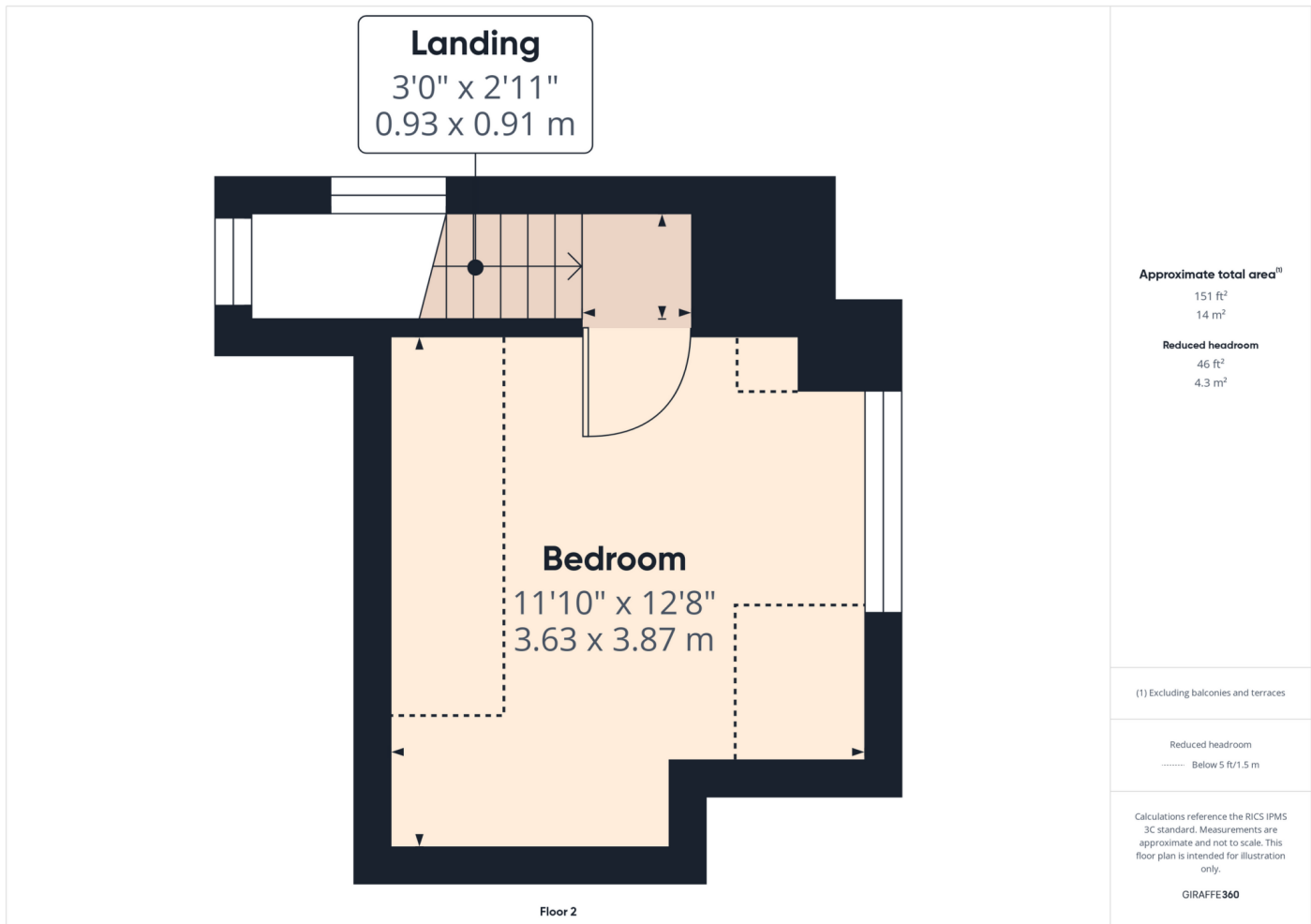
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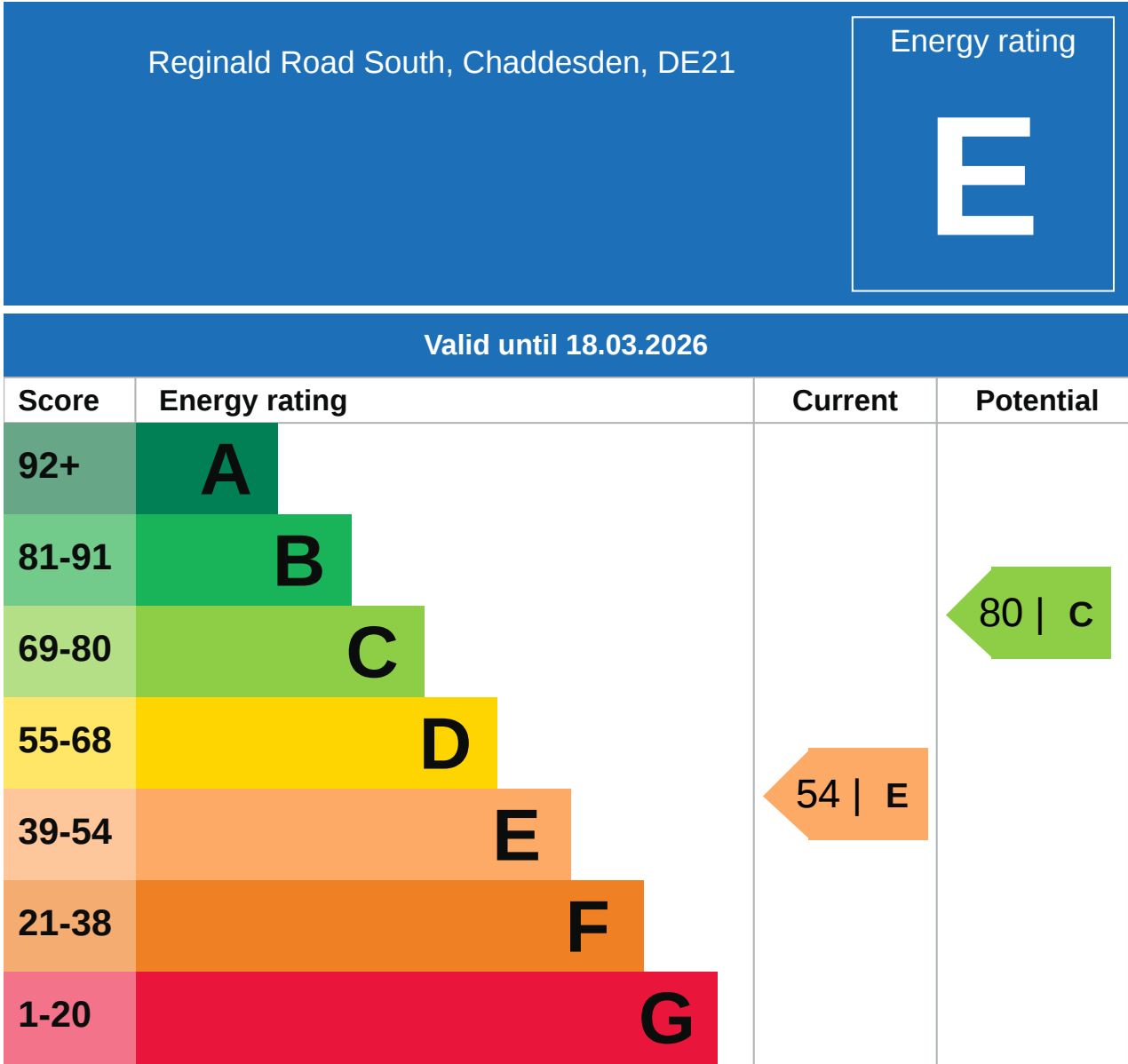
REGINALD ROAD SOUTH, CHADDESSEN, DERBY, DE21



REGINALD ROAD SOUTH, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
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 9% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	98 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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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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