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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th October 2025



POYSER AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three Bedroomed Semi-Detached Home
- > Would Benefit From Some Modernisation/Updating
- > No Through Road Location, Ideal First Time/Family Home
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

Situated in a no-through road, this extended three-bedroom semi-detached property offers an excellent opportunity for those looking to put their own stamp on a home. Requiring some modernisation and improvement, the property benefits from spacious accommodation and great potential throughout. The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, lounge (currently used as a bedroom) with bi-folding doors to the rear garden, kitchen, dining area, side lobby with access to a shower room and useful storeroom. To the first floor the landing provides access to three good size bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations and potential for off-road parking, subject to necessary consent. The property is well situated for local amenities, 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: (11'0" x 6'3") 3.35 x 1.90
Living Room (Currently Used As A Bedroom): (11'3" x 12'9") 3.43 x 3.89
Kitchen: (11'4" x 10'1") 3.45 x 3.07
Dining Area: (9'9" x 8'10") 2.97 x 2.69
Side Entrance Hallway: (4'5" x 17'0") 1.35 x 5.18
Shower Room: (2'9" x 6'11") 0.84 x 2.11
Storage Room: (7'9" x 16'1") 2.36 x 4.90
First Floor Landing: (9'0" x 7'8") 2.74 x 2.34
Bedroom One: (11'2" x 10'3") 3.40 x 3.12
Bedroom Two: (9'9" x 11'4") 2.97 x 3.45
Bedroom Three: (7'8" x 8'11") 2.34 x 2.72
Bathroom: (5'5" x 7'9") 1.65 x 2.36

Outside:

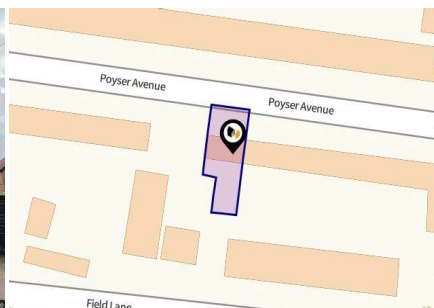
There are gardens to both front and rear elevations, there is space for parking to the front elevation however at present does have a drop kerb.

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 Overview

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A Moving Experience



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	893 ft ² / 83 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY88085

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)

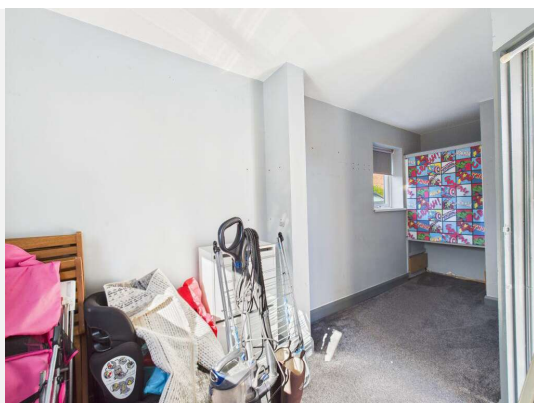
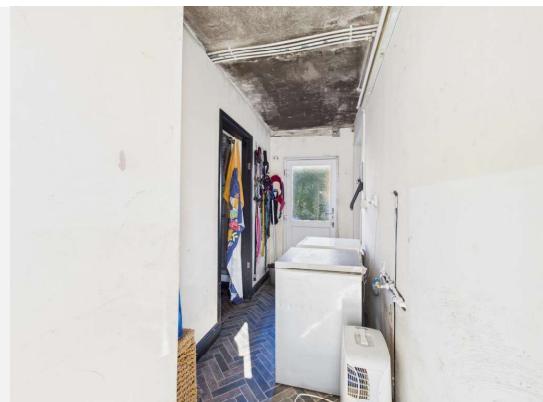
5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

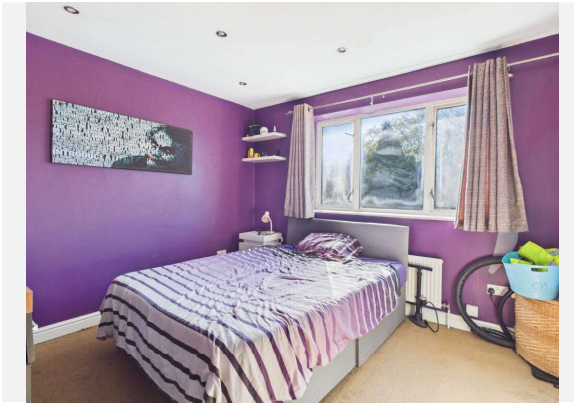


Satellite/Fibre TV Availability:





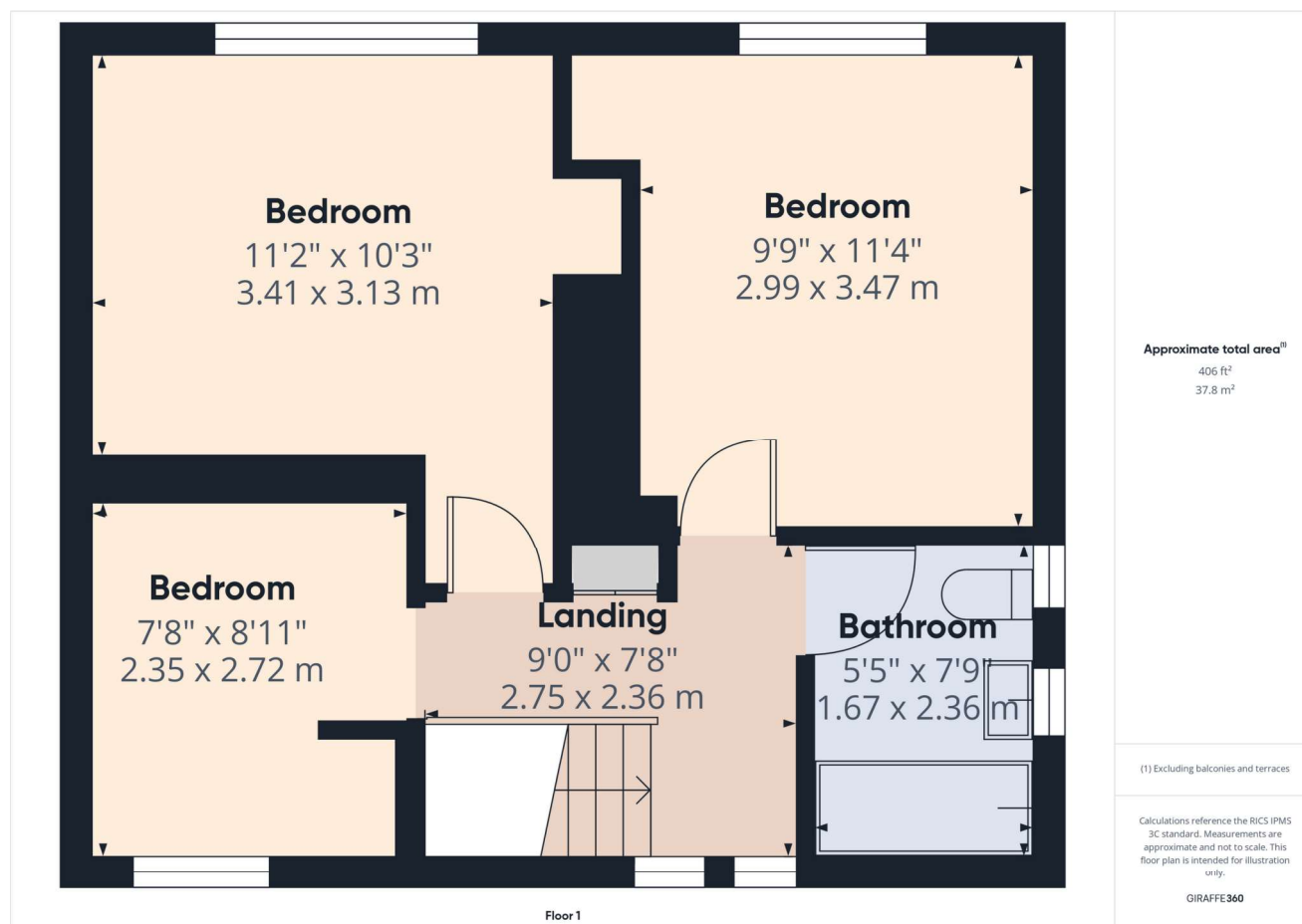
Gallery Photos



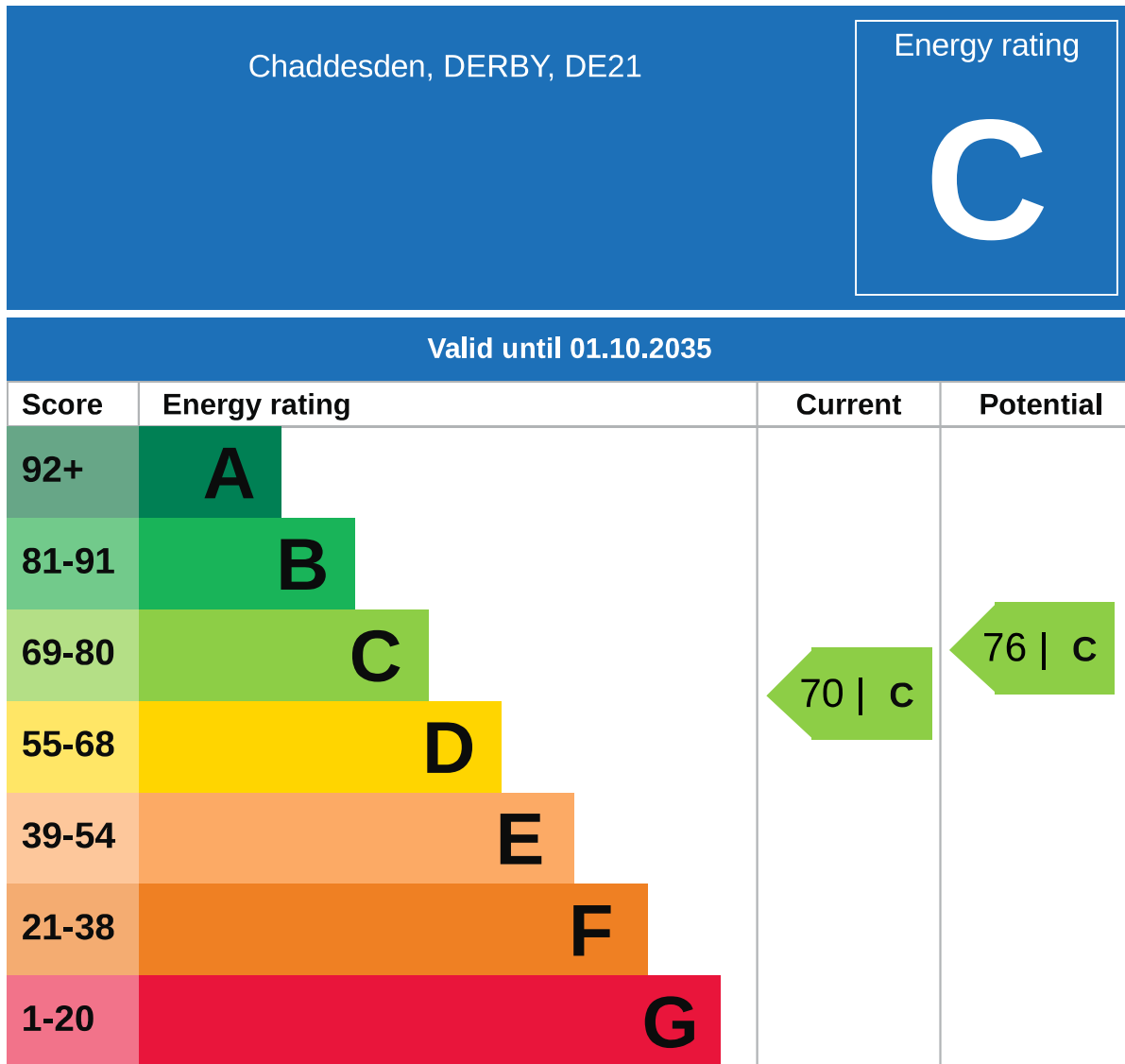
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	83 m ²



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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

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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.

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Testimonials



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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