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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025



ALBERT ROAD, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

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Introduction

Our Comments



Useful Information:

- > Semi-Detached Bungalow Available With No Upward Chain
- > Dining Kitchen, Conservatory With Feature Glass Roof
- > Off Road Parking & Enclosed Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A one-bedroom bungalow offered with no upward chain. Benefitting from a useful loft room, a conservatory with feature glass roof, and a spacious dining kitchen, the property also features a driveway providing off-road parking and an enclosed rear garden! Perfect for downsizers or anyone seeking single-level living and being supplemented by gas fired central heating and double glazing and briefly comprises:- reception hallway, dining kitchen, lounge, conservatory, double bedroom and shower room. A spiral staircase provides access to a useful loft room. Outside, there is a driveway providing off road parking and an enclosed rear garden. Albert 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

Spacious Entrance Hallway: (19'11" x 5'5") 6.07 x 1.65

Living Room: (12'9" x 10'5") 3.89 x 3.17

Conservatory: (8'2" x 20'0") 2.49 x 6.10

Dining Kitchen: (10'10" x 8'4") 3.30 x 2.54

Bedroom: (8'4" x 10'5") 2.54 x 3.17

Shower Room: (6'5" x 5'5") 1.96 x 1.65

Useful Loft Room: (11'1" x 13'11") 3.38 x 4.24

Outside::

There is a paved frontage providing off road parking with railed boundaries. There is pedestrian access to the side elevation leading in-turn to an enclosed rear garden.

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	1
Floor Area:	548 ft ² / 51 m ²
Plot Area:	0.1 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY340389

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)

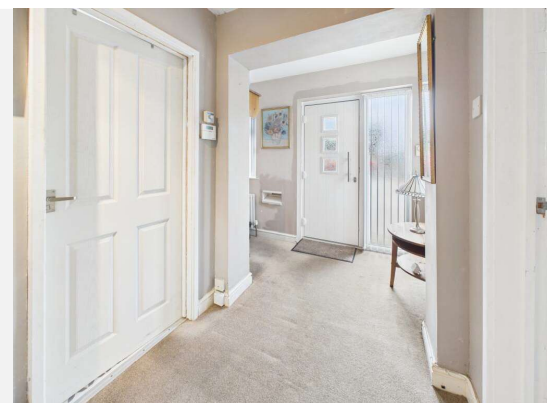
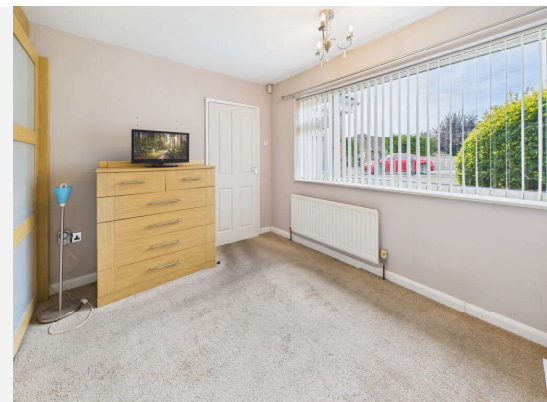
10 mb/s	74 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





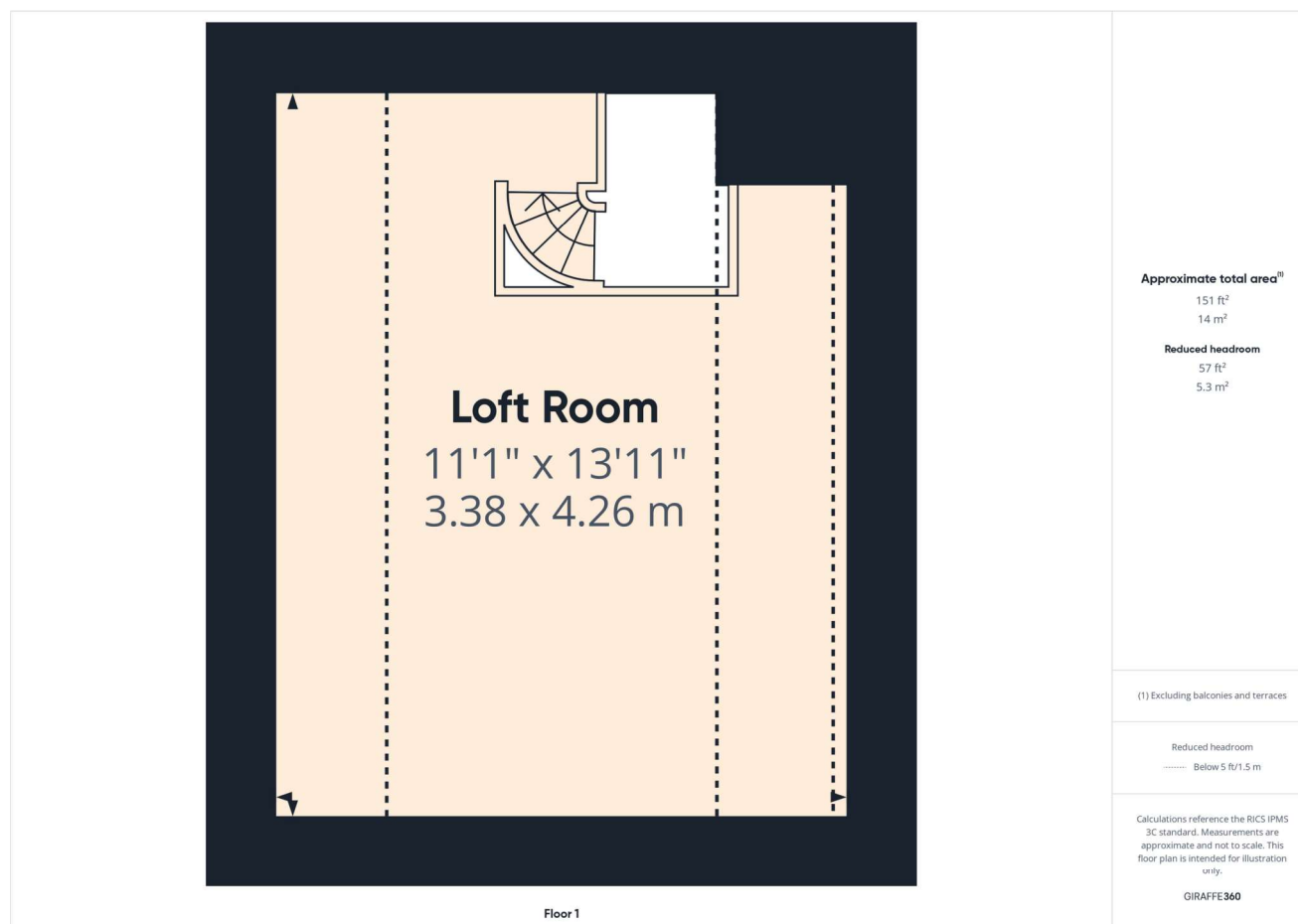
Gallery Photos



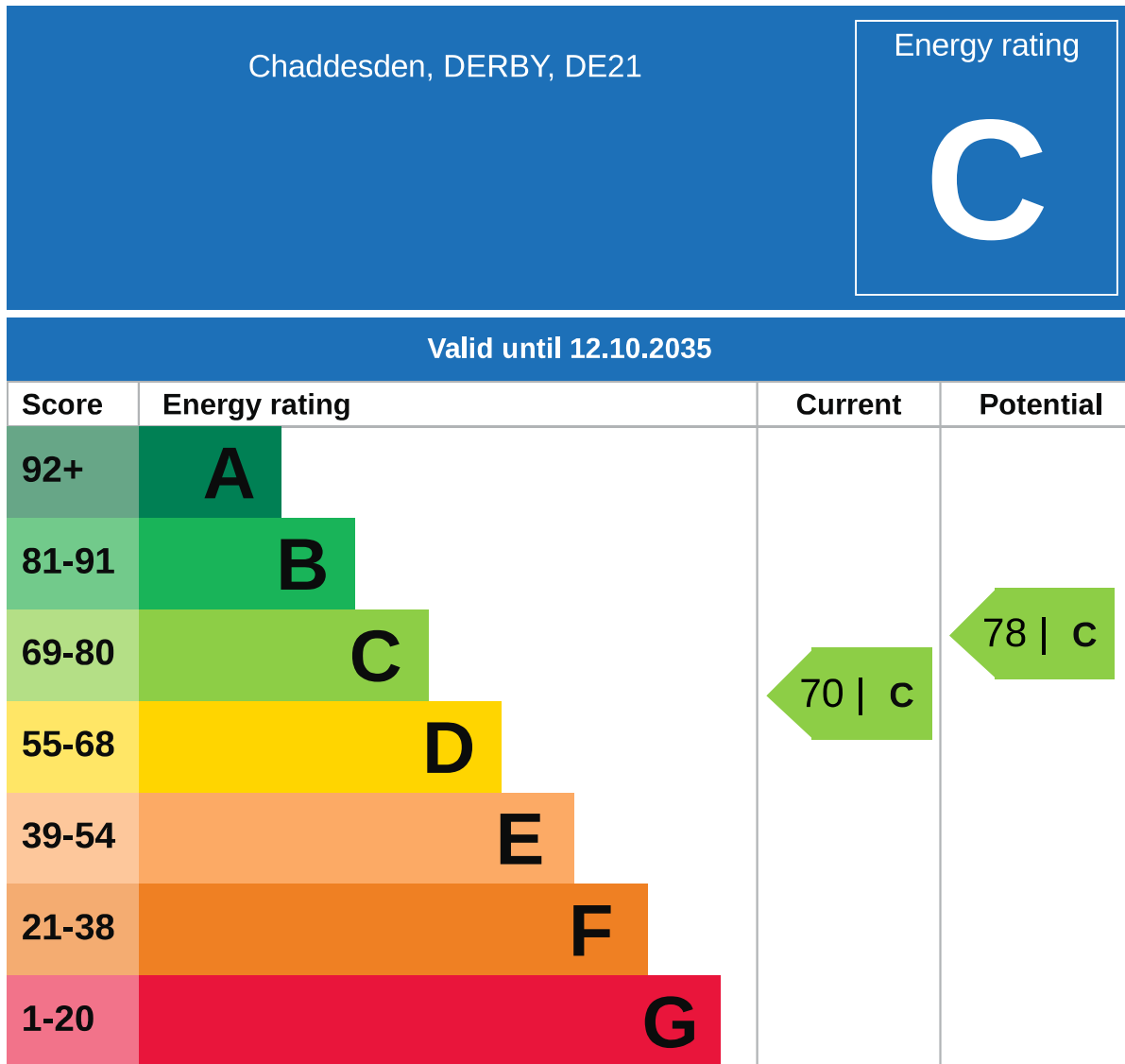
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	51 m ²



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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.

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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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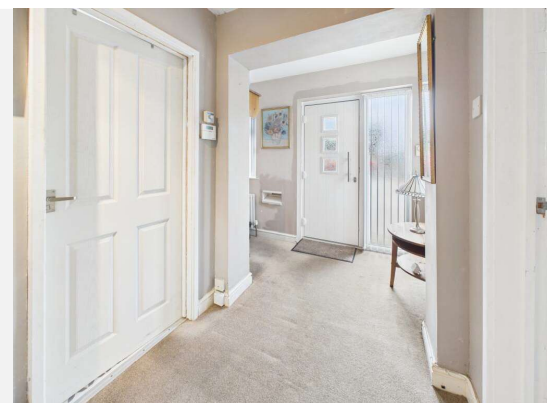
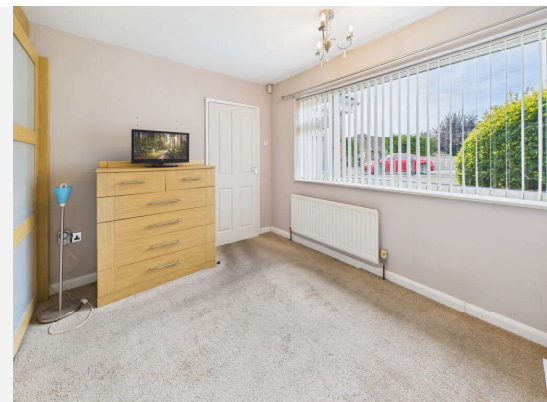
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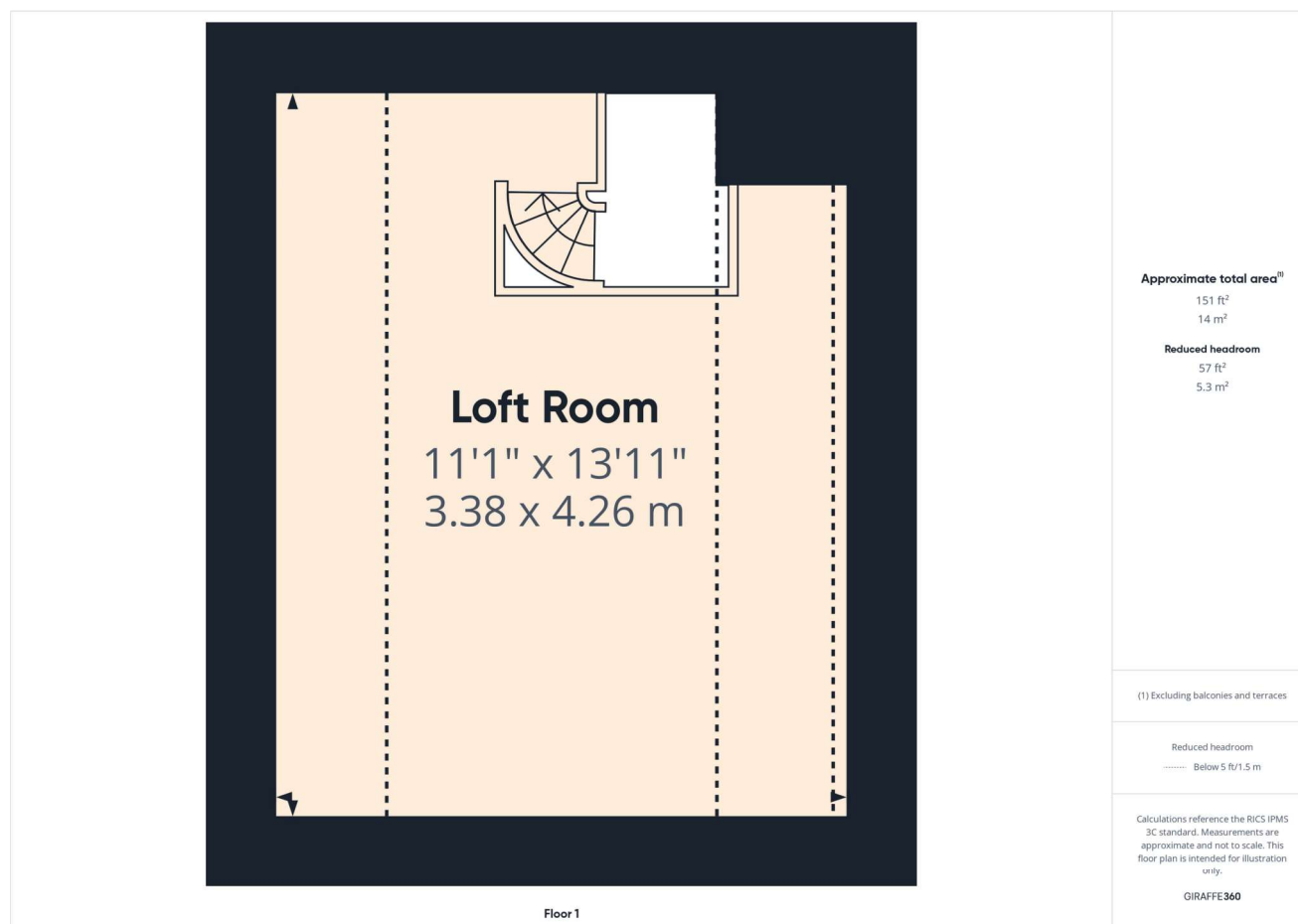
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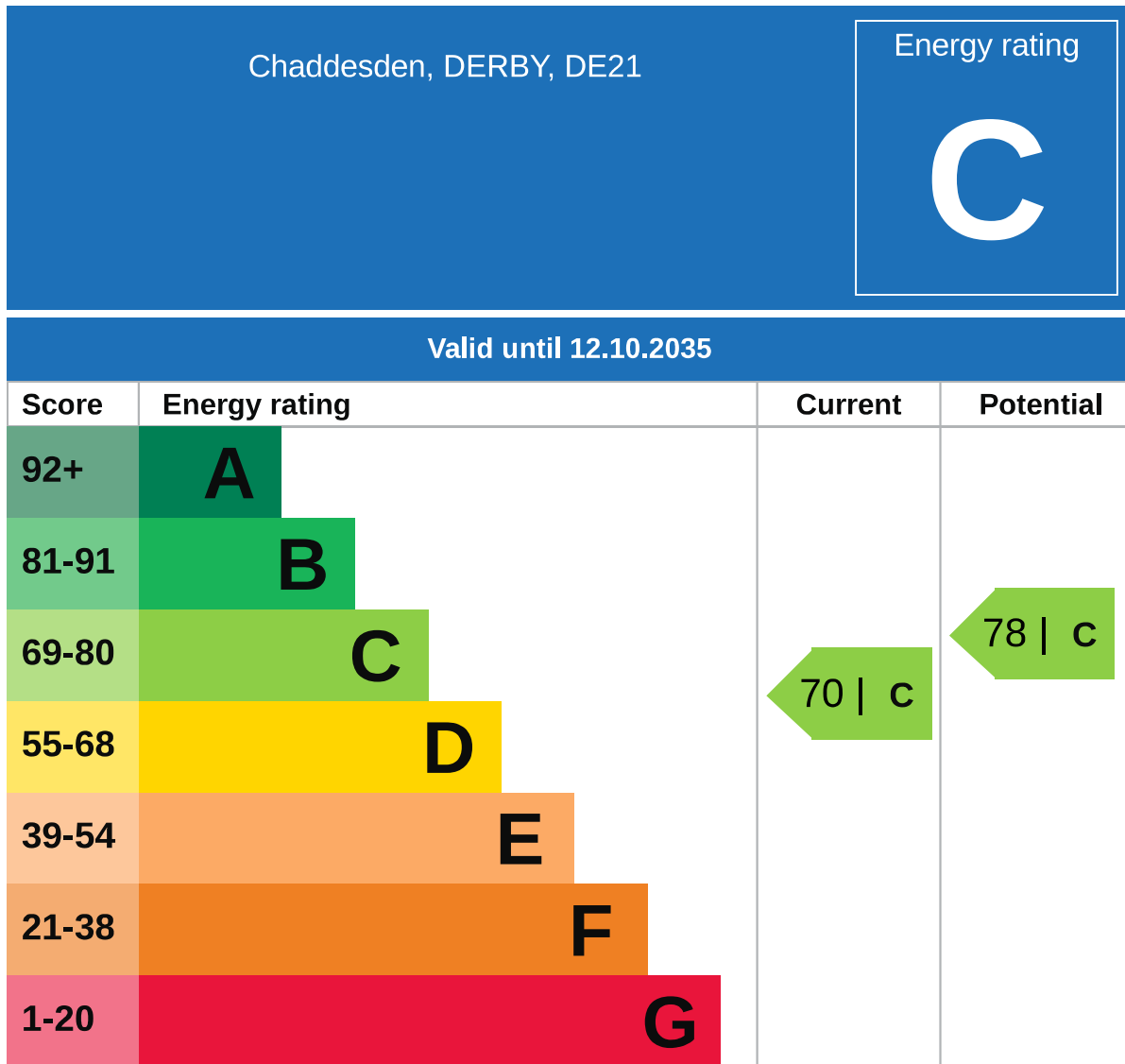
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