

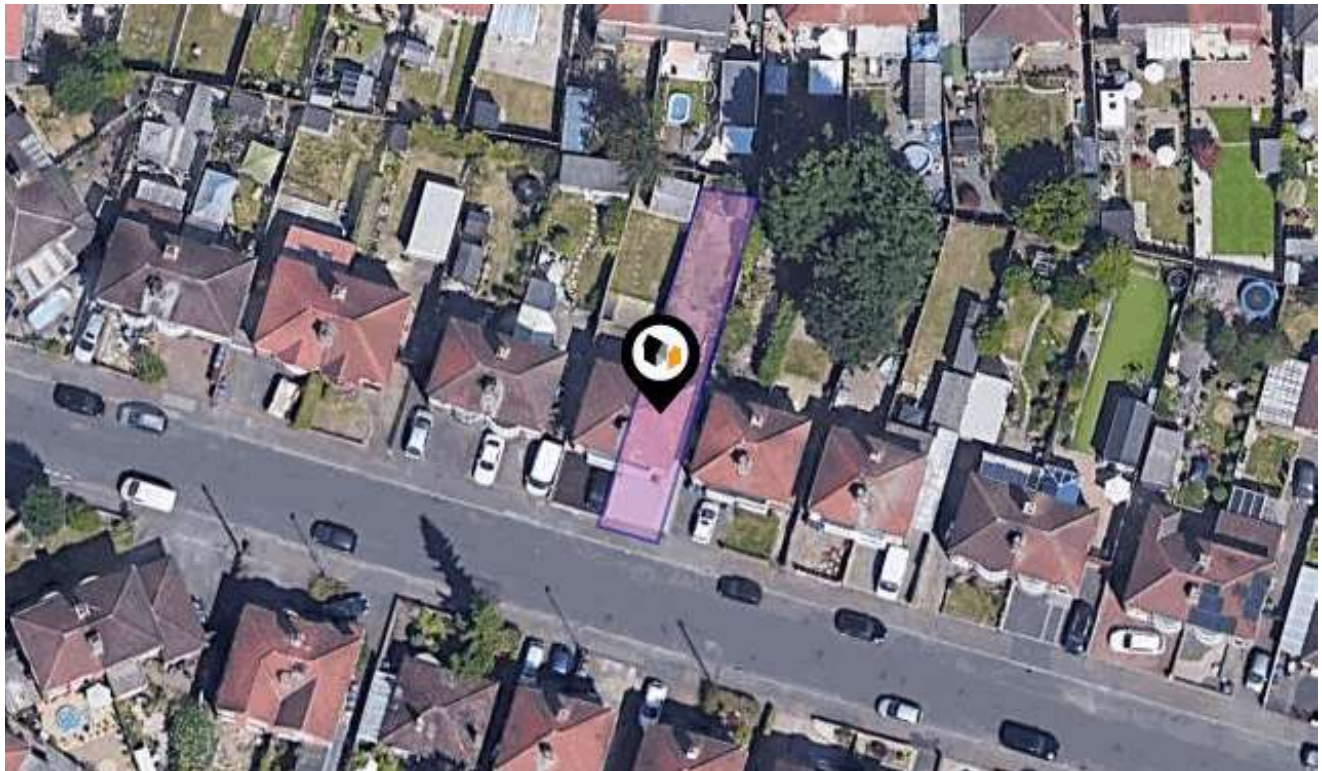


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



WILSTHORPE ROAD, CHADDESSEN, DERBY, DE21

Hannells

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

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chaddesden@hannells.co.uk

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Introduction

Our Comments



Useful Information:

- > Traditional Three Bedroom Semi-Detached Home
- > No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Off-Road Parking

Property Description

A traditional bay-fronted, semi-detached home requiring some modernisation/improvement and available for sale with no upward chain. The property would ideally suit a first time buyer or investor and a viewing is recommended to appreciate the full potential of the property! The accommodation is supplemented by gas central heating and double glazing and briefly comprises: side entrance hallway, living room, kitchen and ground floor bathroom. To the first floor the landing provides access to three bedrooms. Outside is a stoned frontage providing off-road parking with gated access to the side elevation. To the rear is an enclosed garden. Wilsthorpe Road is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

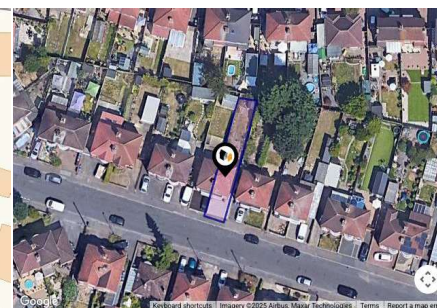
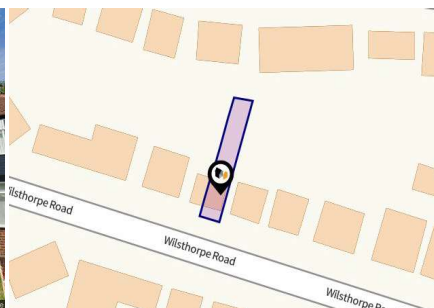
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Property Overview

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A Moving Experience



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 624 ft² / 58 m²
Plot Area: 0.04 acres
Council Tax : Band A
Annual Estimate: £1,464
Title Number: DY55676

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)

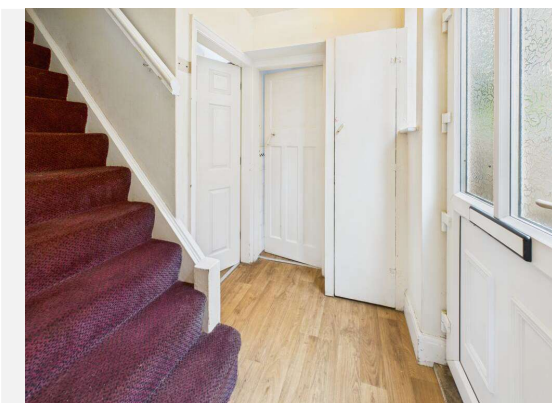
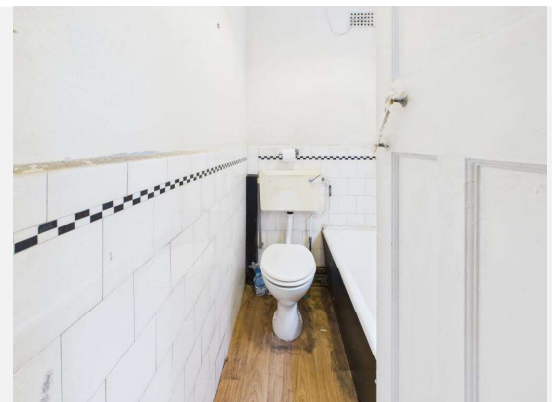
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Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

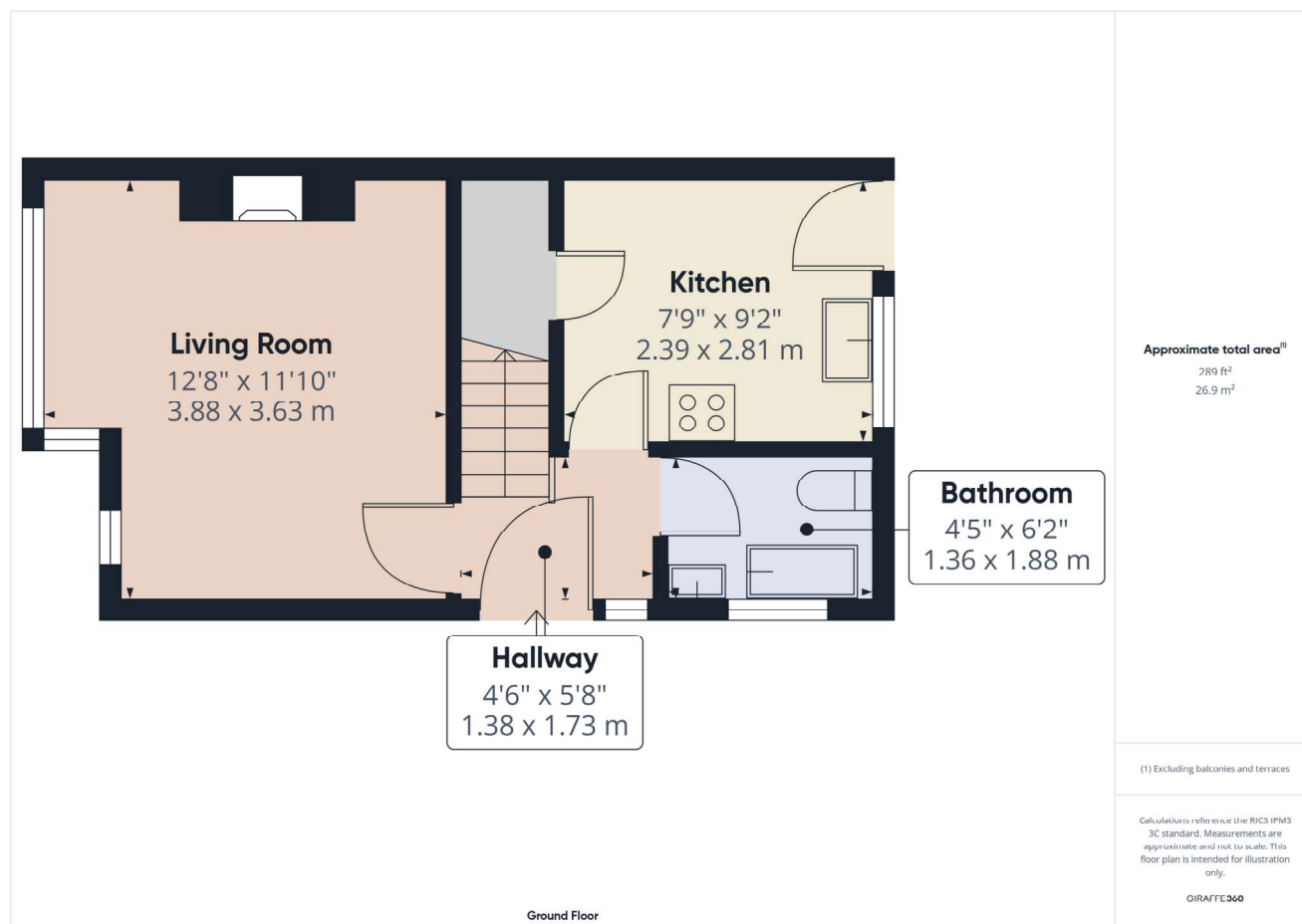




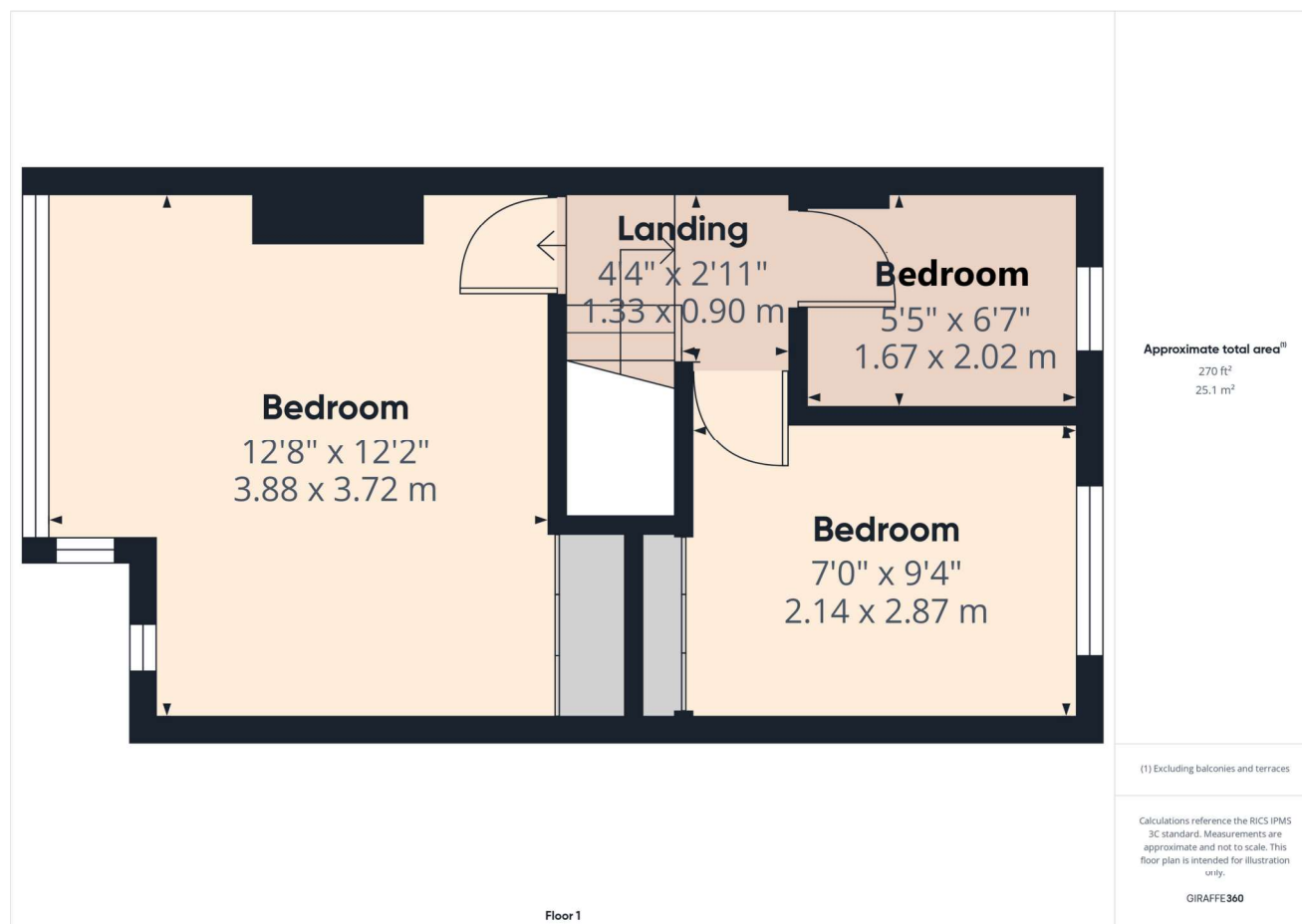
Gallery Photos



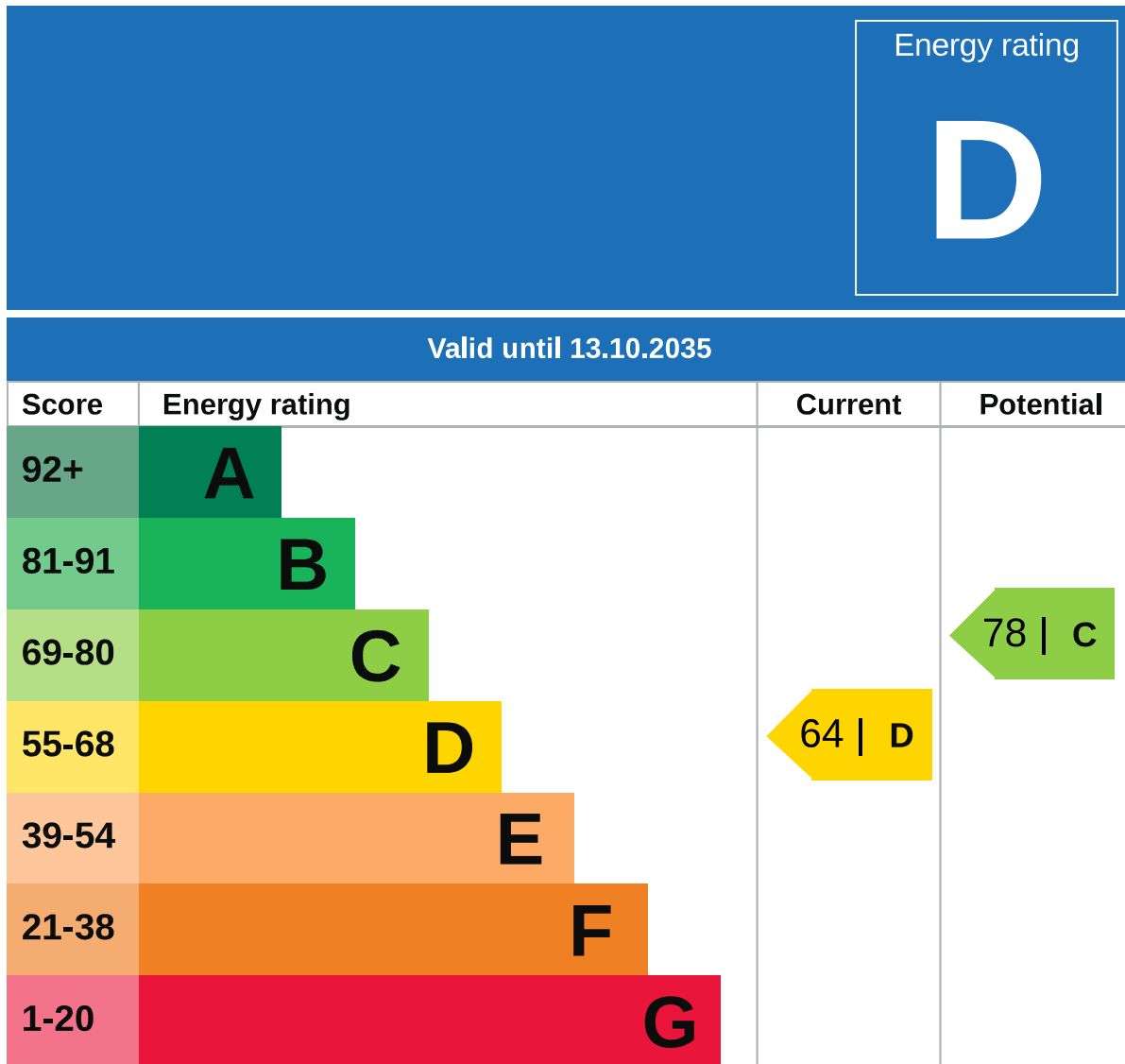
WILSTHORPE ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	58 m ²



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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.

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Hannells

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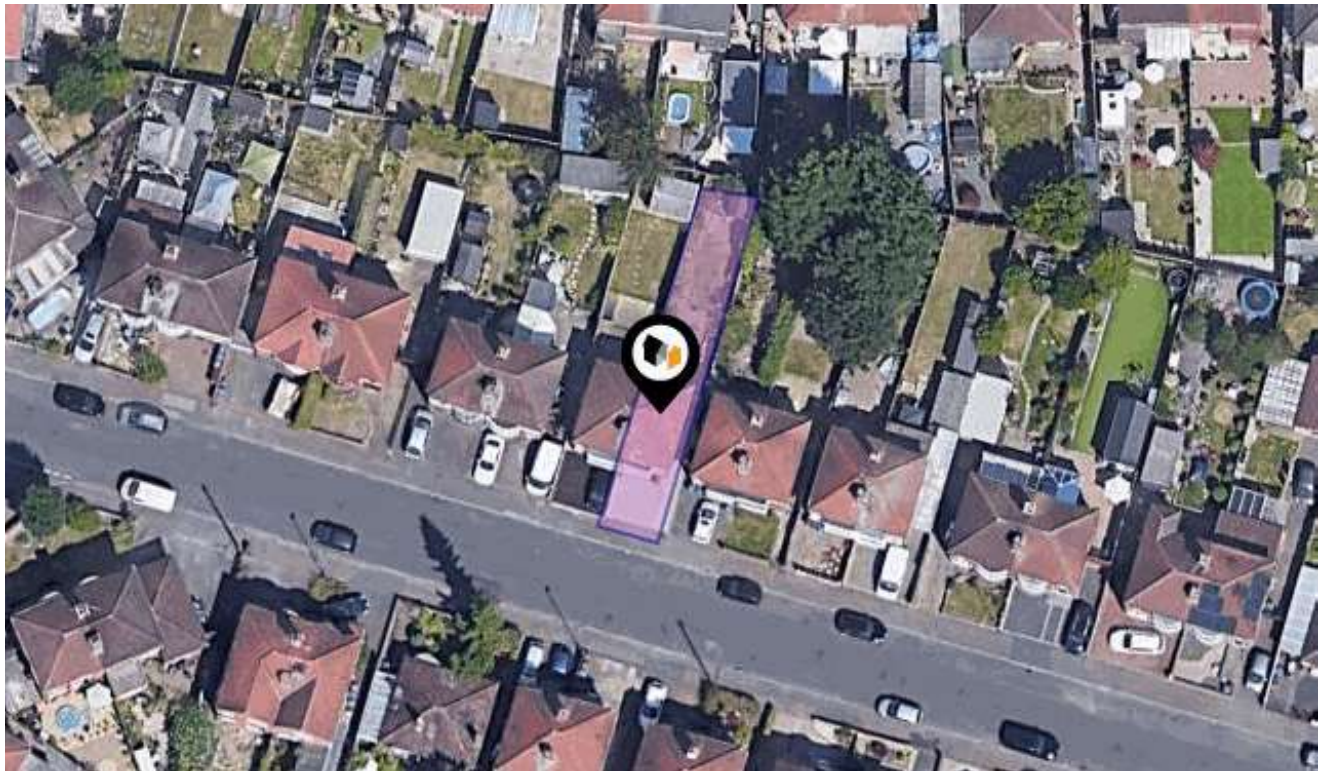


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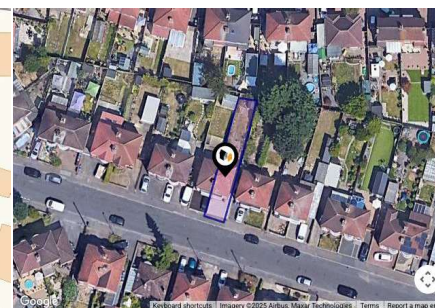
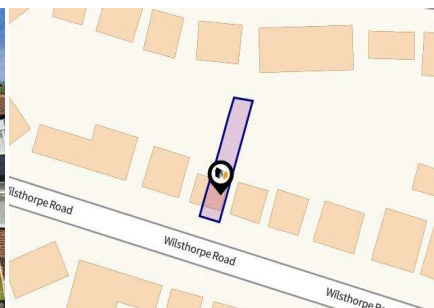
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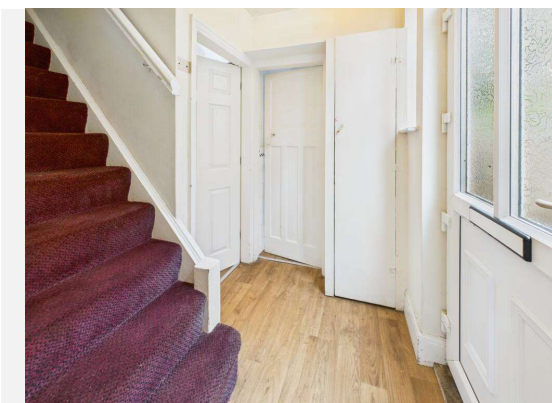
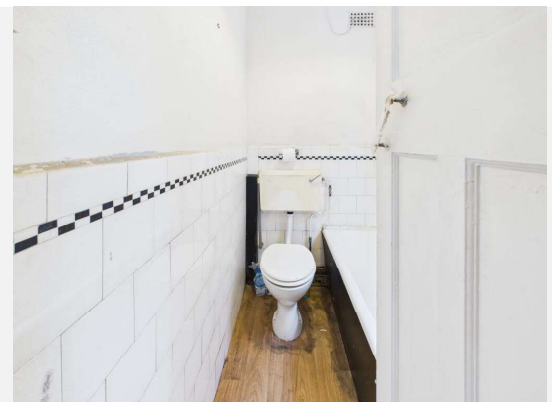
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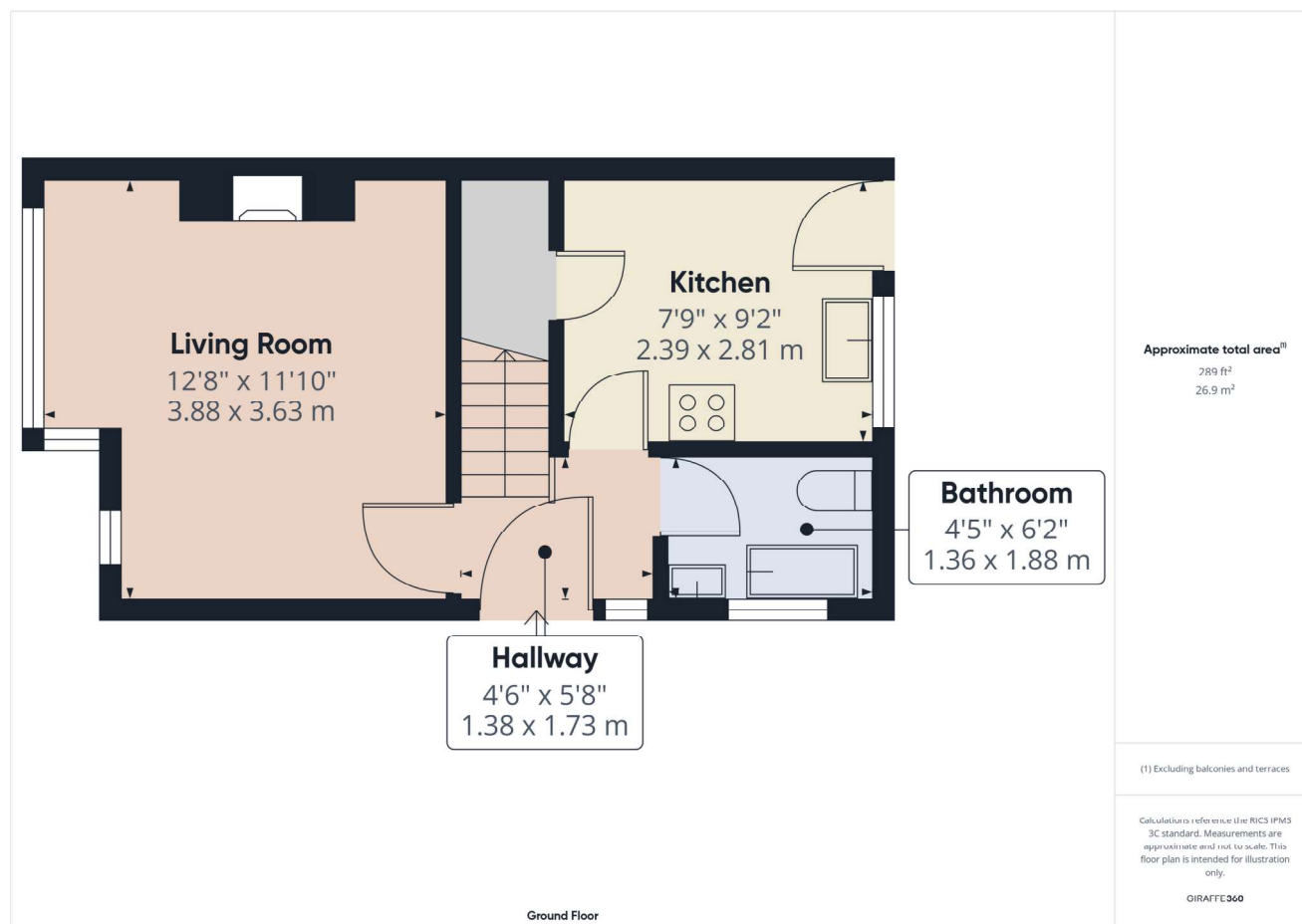




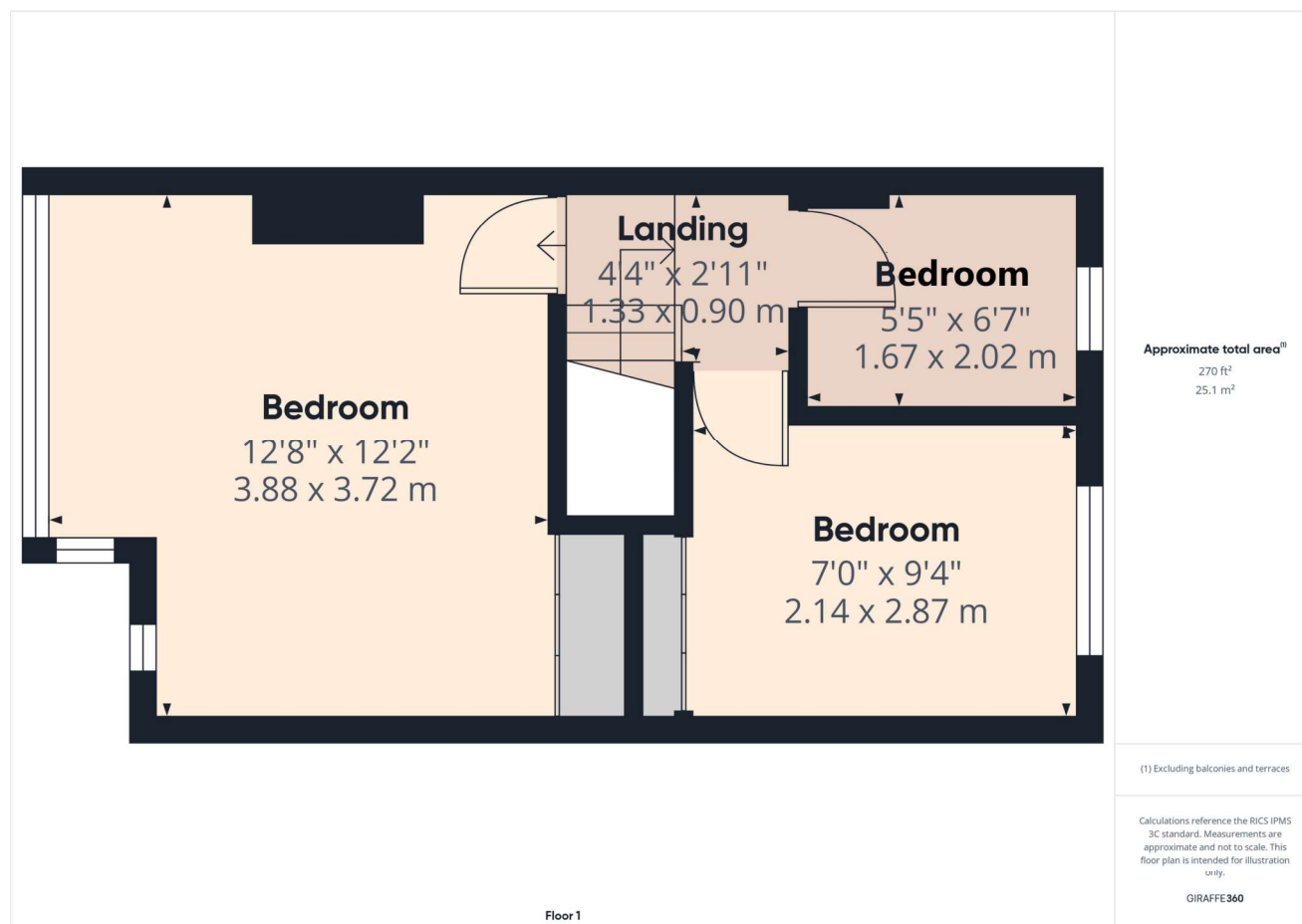
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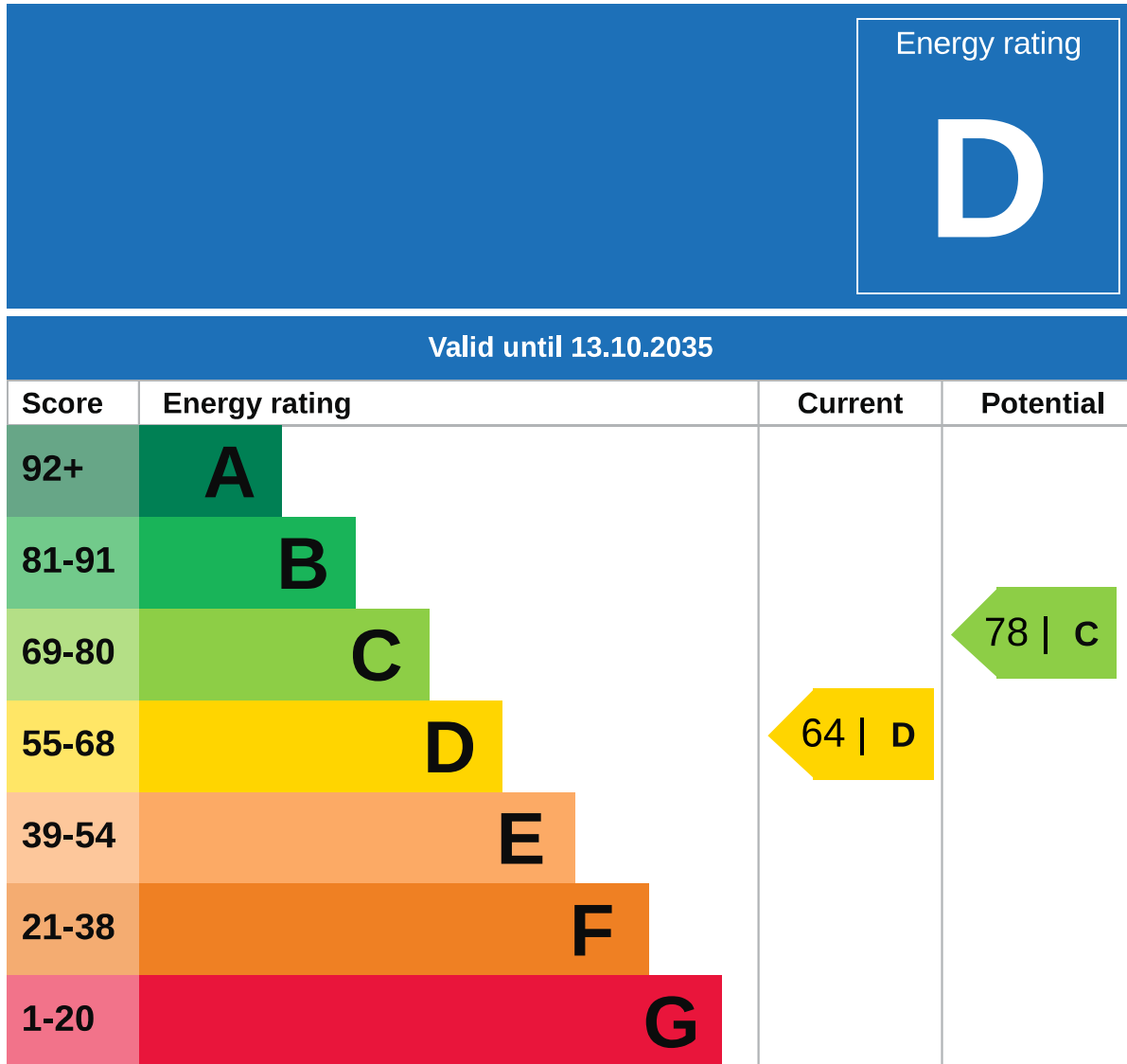
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