

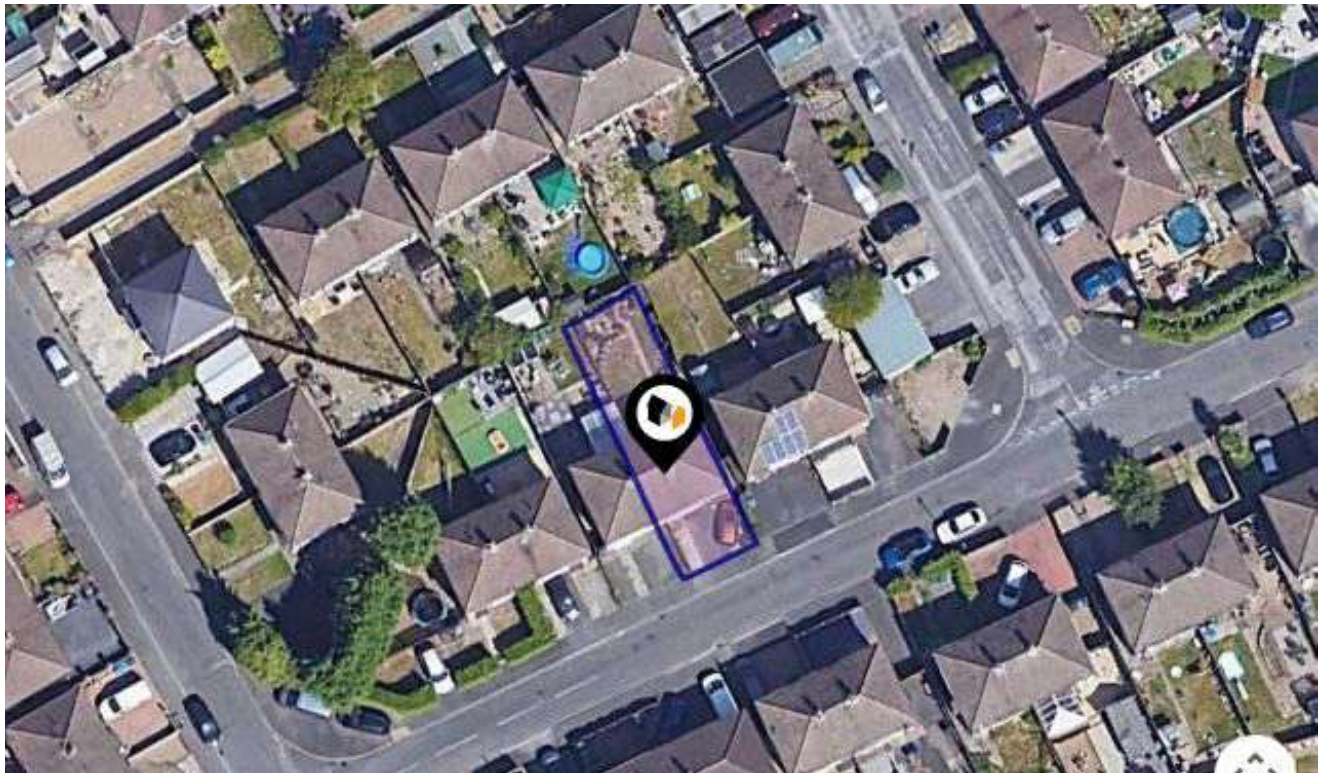


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 29<sup>th</sup> October 2025**



**SANDRINGHAM ROAD, DERBY, DE21**

## Hannells

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

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# Introduction

## Our Comments



### Useful Information:

- > Modernised And Well-Appointed Semi-Detached Home
- > Refitted Dining Kitchen, Two Double Bedrooms
- > Off-Road Parking For Two/Three Vehicles, No Upward Chain
- > EPC Rating C, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

### Property Description

A well-presented and appointed, two double-bedroom, semi-detached home ideal for the first time buyer and an early viewing is recommended to be fully appreciated. The property benefits from a refitted dining kitchen, modern bathroom and off road parking and is available with no upward chain. The accommodation benefits gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, lounge, refitted dining kitchen and side lobby/utility. To the first floor the landing provides access to two double bedrooms and modern bathroom with a three piece suite. Outside, to the front elevation is a driveway providing off-road parking and to the rear is an enclosed garden. Sandringham Road is well situated for local shops, schools and transport links together with easy access for Derby City Centre and road links including the A38, A52 and M1 motorway respectively.

### Room Measurement & Details

Entrance Hallway: (5'6" x 3'3") 1.68 x 0.99

Living Room: (14'6" x 11'6") 4.42 x 3.51

Dining Kitchen: (13'0" x 9'4") 3.96 x 2.84

Utility Room: (4'6" x 9'4") 1.37 x 2.84

First Floor Landing: (5'11" x 5'8") 1.80 x 1.73

Bedroom One: (14'7" x 9'6") 4.44 x 2.90

Bedroom Two: (9'4" x 11'6") 2.84 x 3.51

Bathroom: (7'11" x 5'4") 2.41 x 1.63

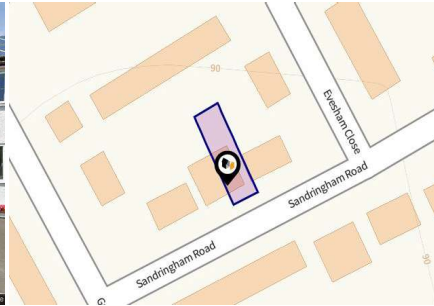
### Outside:

Off-road parking is provided to the front elevation for two/three vehicles. There is gated access to the side elevation leading to the enclosed rear garden with three garden stores. Cold water tap.

### Buyer Information:

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# Property Overview



## Property

|                  |                                         |
|------------------|-----------------------------------------|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 2                                       |
| Floor Area:      | 764 ft <sup>2</sup> / 71 m <sup>2</sup> |
| Plot Area:       | 0.04 acres                              |
| Council Tax :    | Band A                                  |
| Annual Estimate: | £1,464                                  |
| Title Number:    | DY499993                                |

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)

|      |      |      |
|------|------|------|
| 4    | 52   | 1000 |
| mb/s | mb/s | mb/s |
|      |      |      |

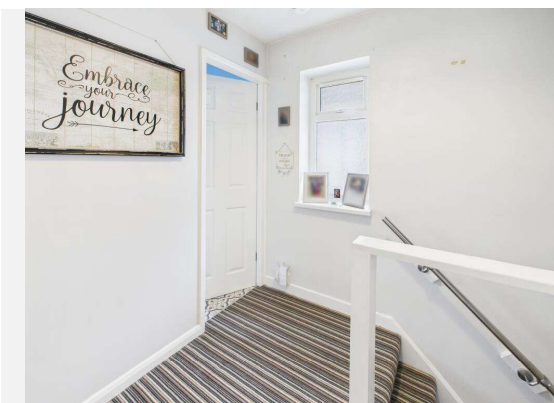
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

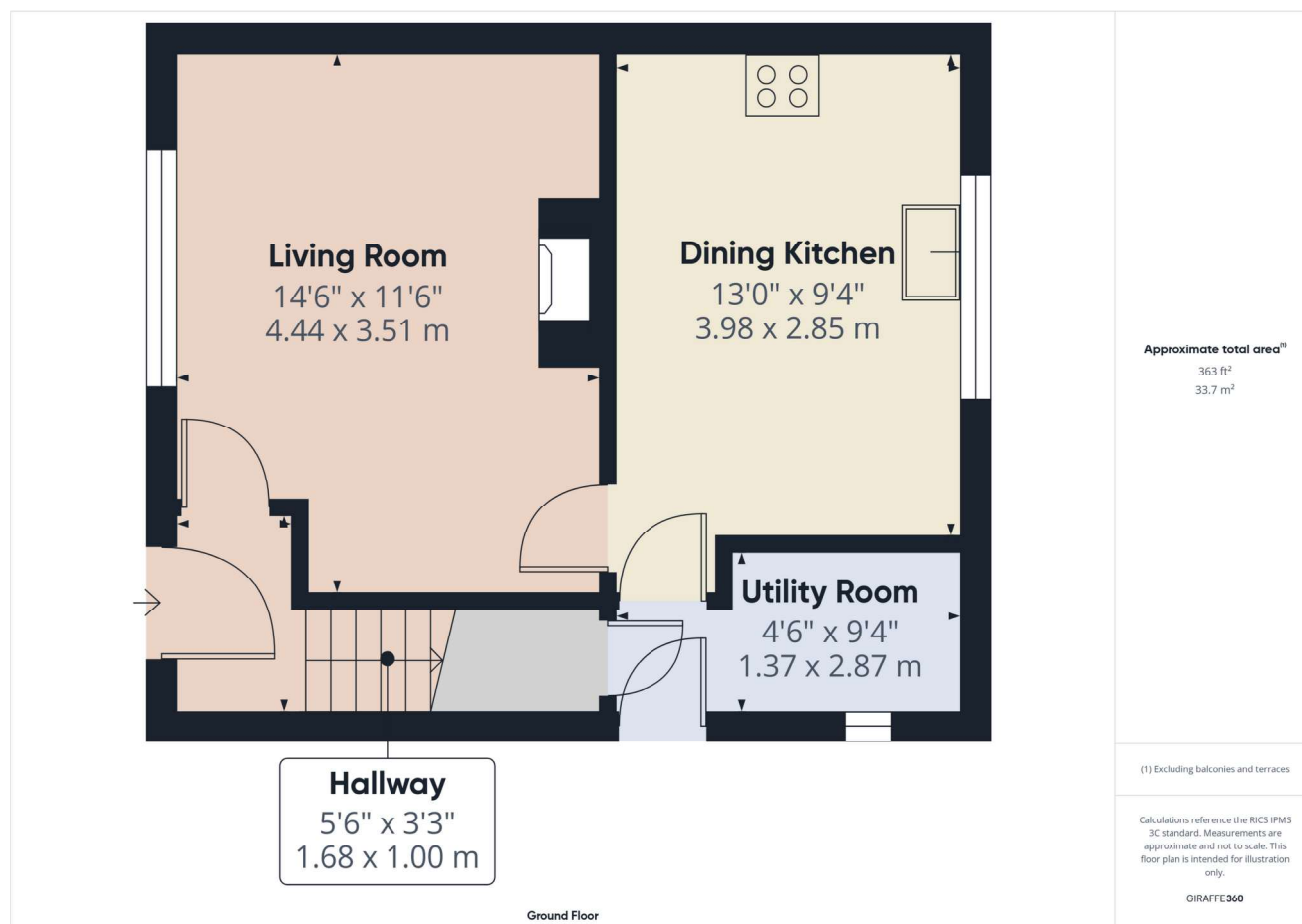


# Gallery Photos

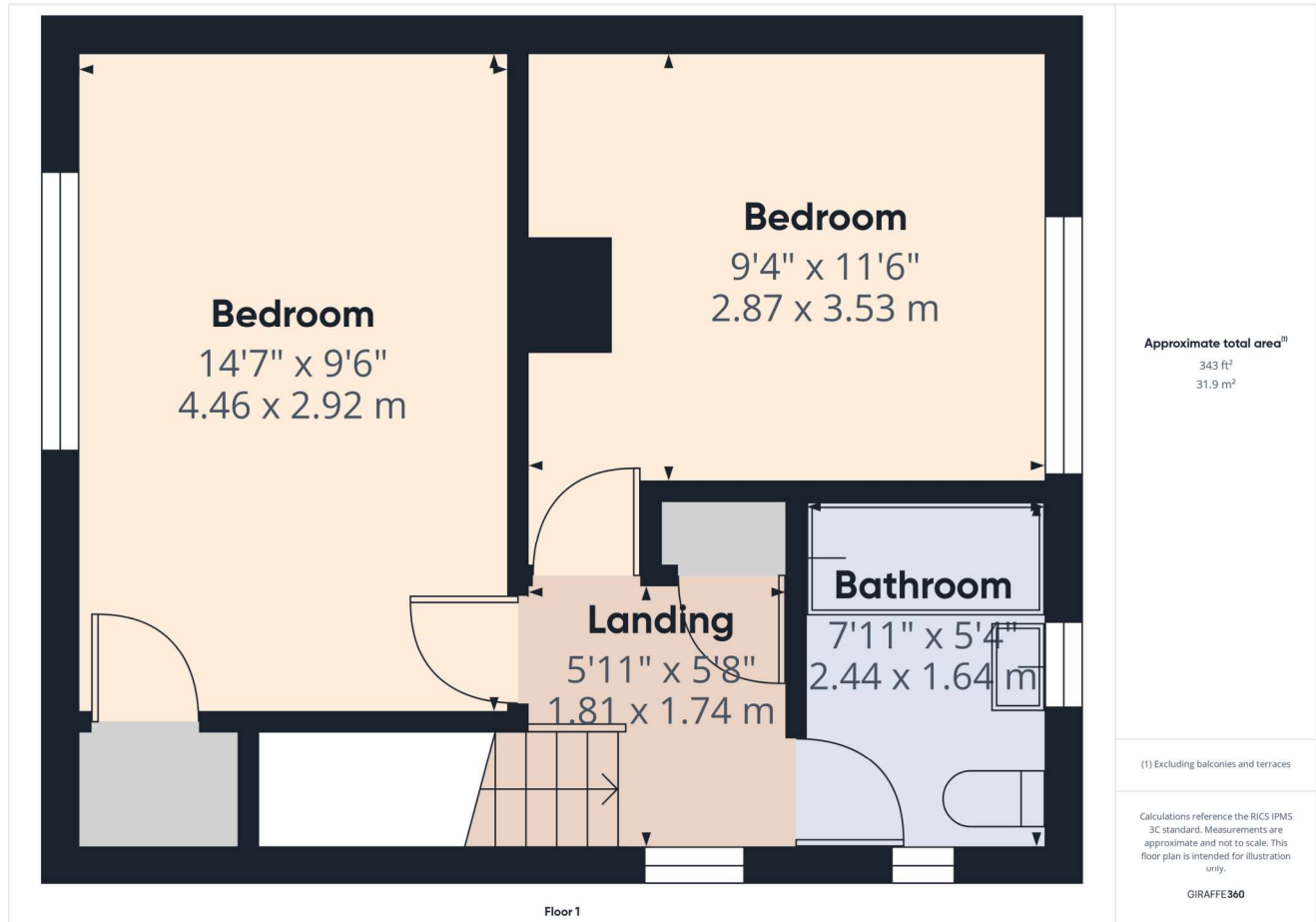




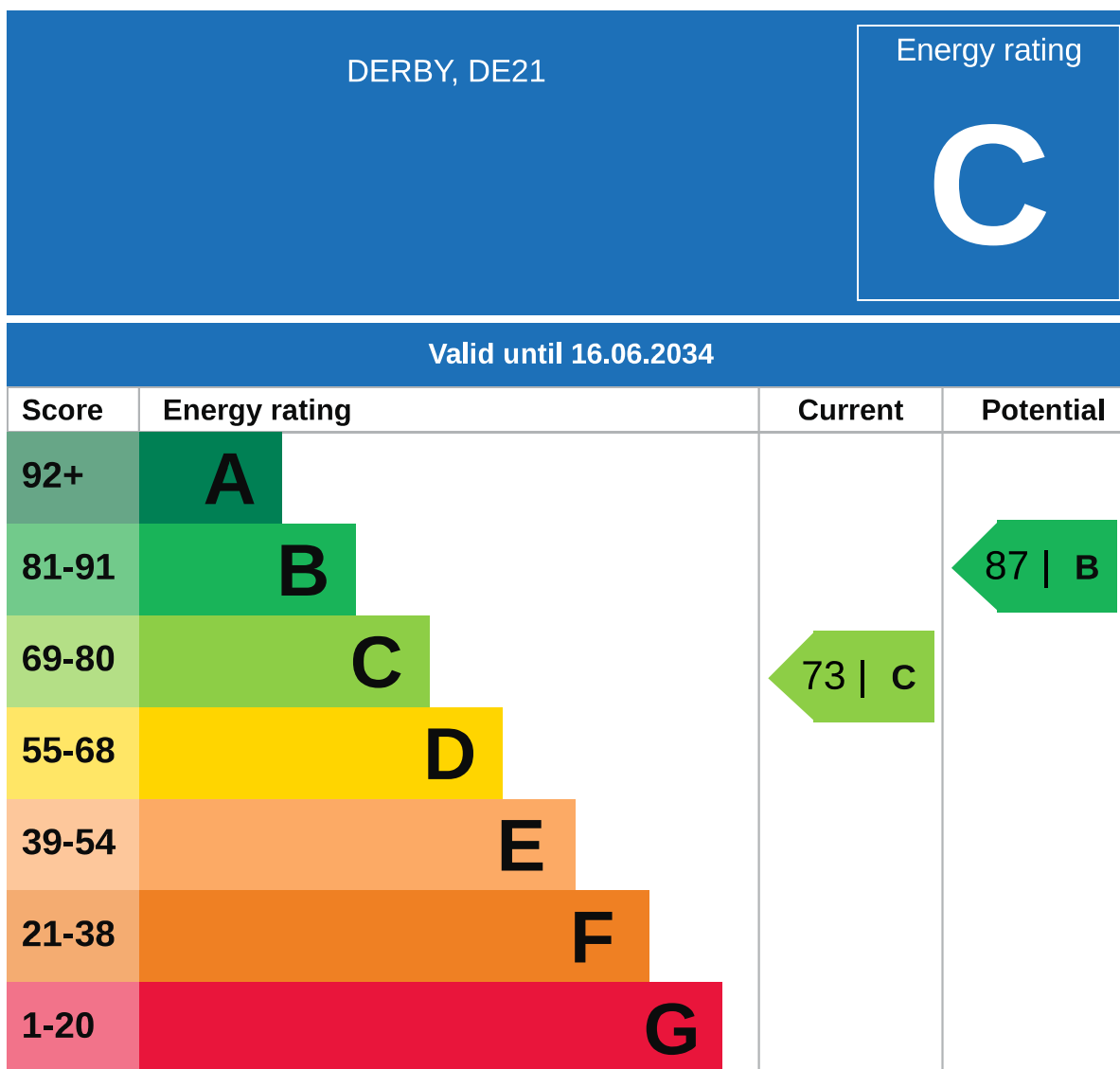
## SANDRINGHAM ROAD, DERBY, DE21



## SANDRINGHAM ROAD, DERBY, DE21



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

|                                      |                                          |
|--------------------------------------|------------------------------------------|
| <b>Property Type:</b>                | Semi-detached house                      |
| <b>Walls:</b>                        | System built, with external insulation   |
| <b>Walls Energy:</b>                 | Good                                     |
| <b>Roof:</b>                         | Pitched, 200 mm loft insulation          |
| <b>Roof Energy:</b>                  | Good                                     |
| <b>Window:</b>                       | Fully double glazed                      |
| <b>Window Energy:</b>                | Good                                     |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas          |
| <b>Main Heating Energy:</b>          | Good                                     |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs     |
| <b>Main Heating Controls Energy:</b> | Good                                     |
| <b>Hot Water System:</b>             | From main system                         |
| <b>Hot Water Energy Efficiency:</b>  | Good                                     |
| <b>Lighting:</b>                     | Low energy lighting in all fixed outlets |
| <b>Lighting Energy:</b>              | Very good                                |
| <b>Floors:</b>                       | Solid, no insulation (assumed)           |
| <b>Secondary Heating:</b>            | Room heaters, mains gas                  |
| <b>Total Floor Area:</b>             | 71 m <sup>2</sup>                        |

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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



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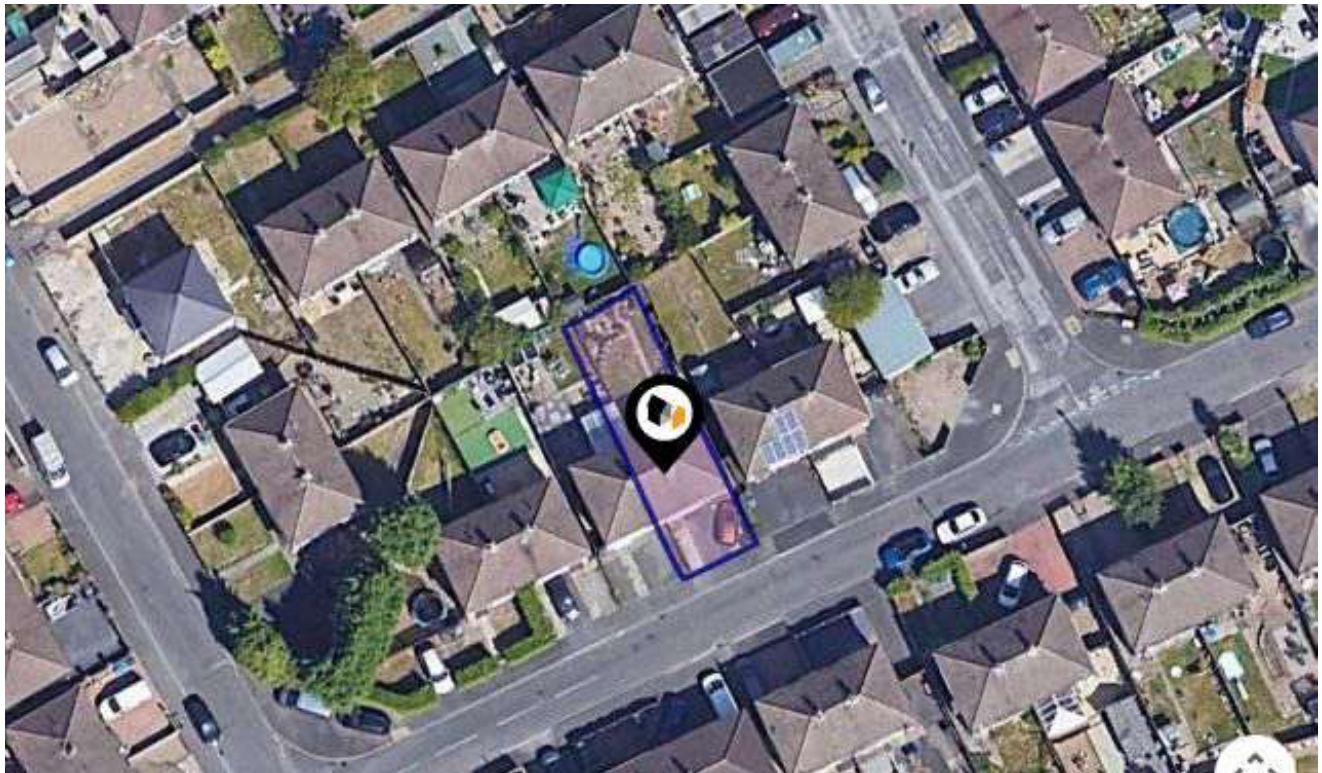


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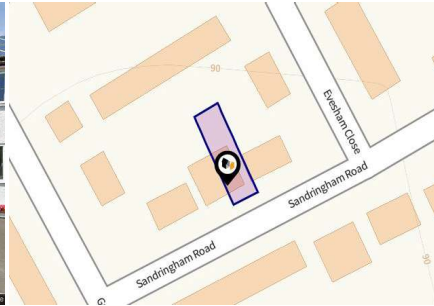
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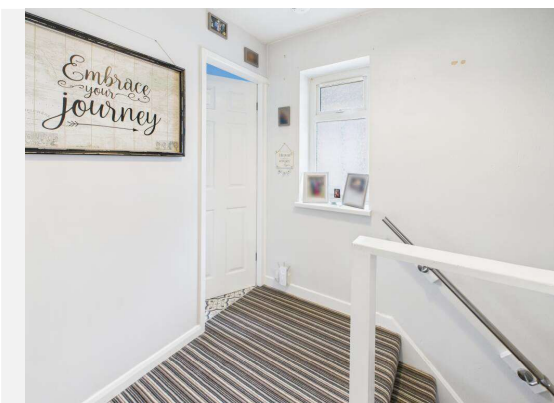
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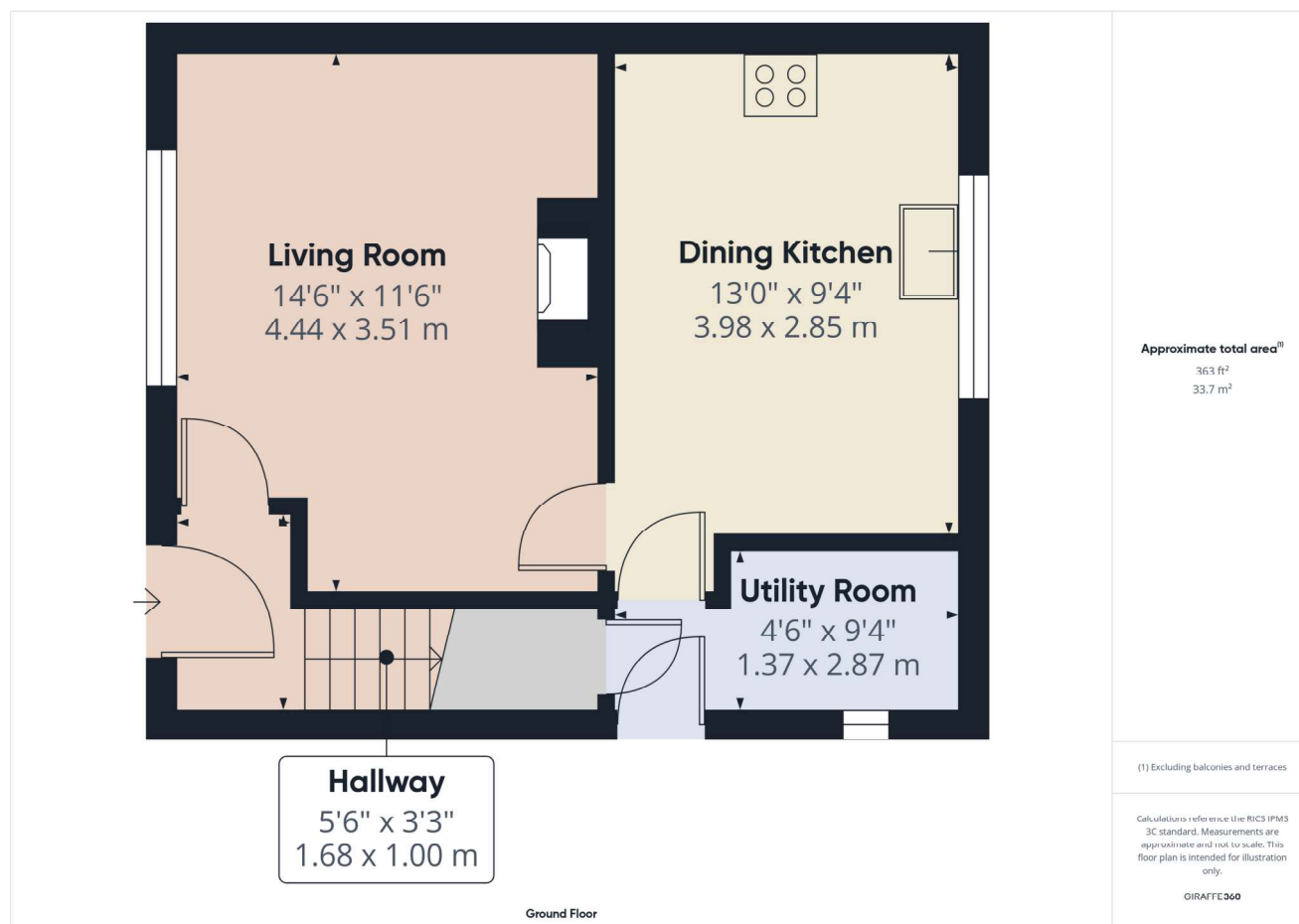


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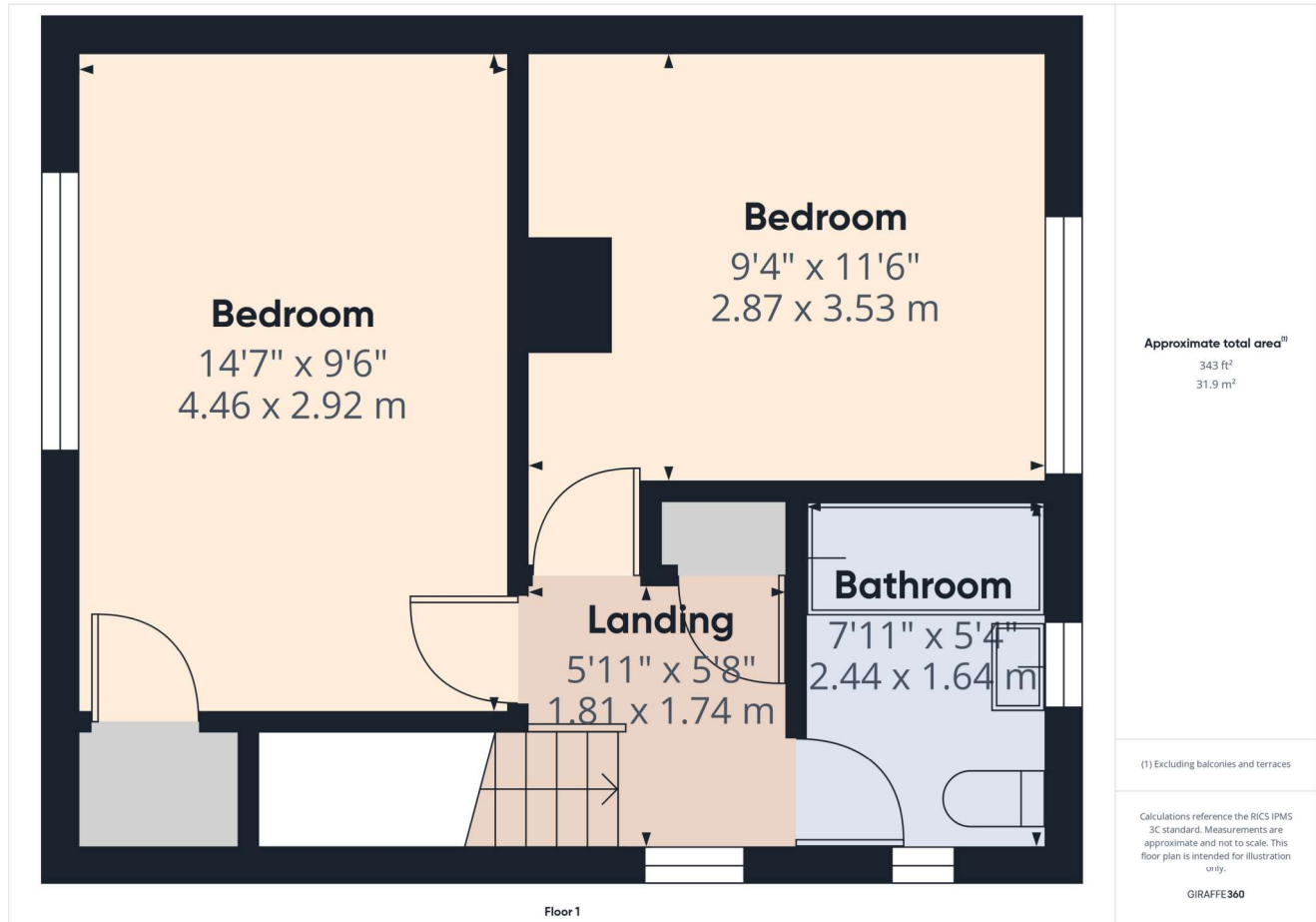




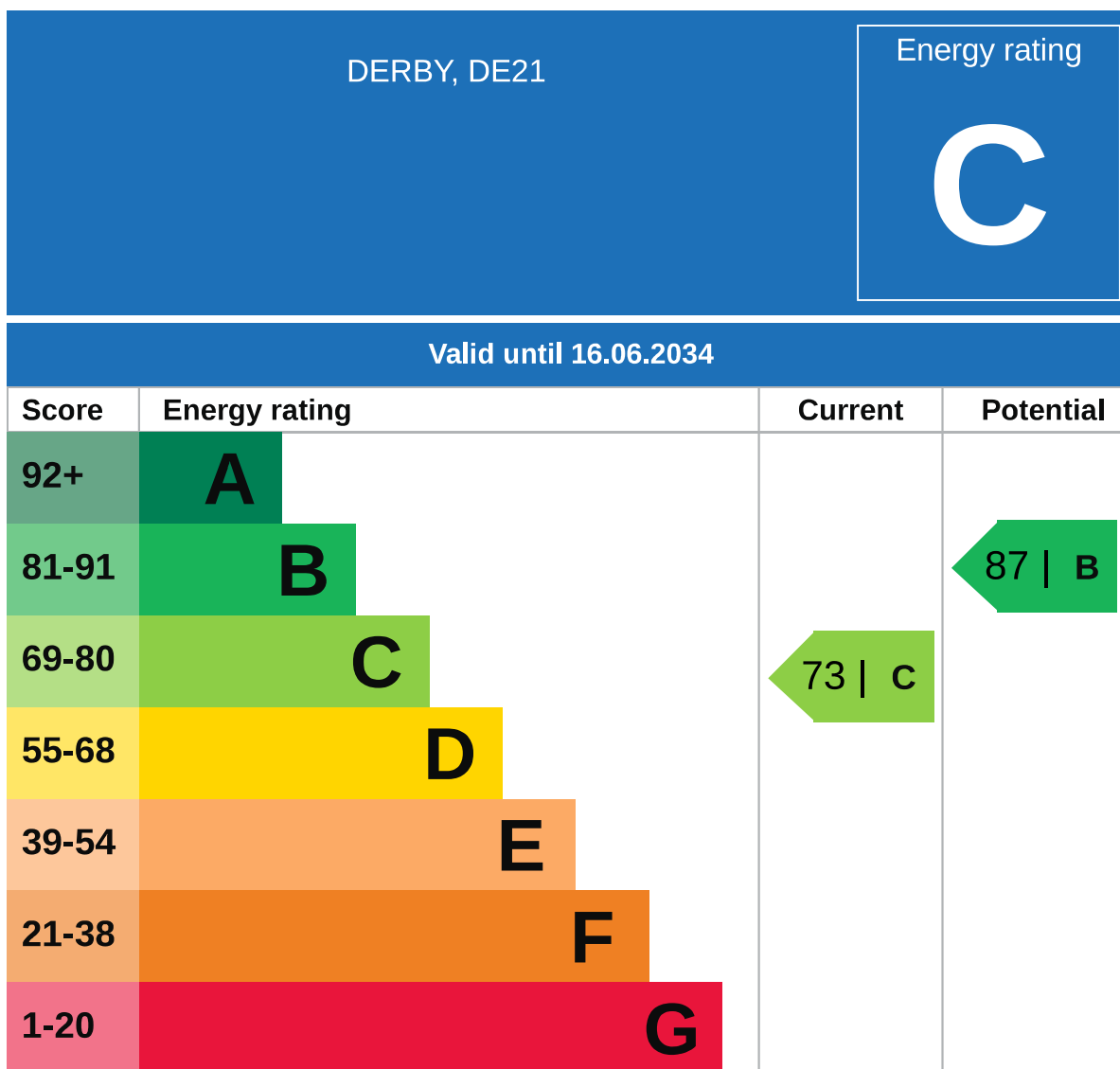
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