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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**NOTTINGHAM ROAD, DERBY, DE21**

## Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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- > Traditional Bay-Fronted Detached Home Set Back From Nottingham Road
- > No Upward Chain, Would Benefit From A Scheme of Modernisation
- > Ample Off-Road Parking, Carport/Garage (Suitable For Storage/Motorcycles)
- > EPC Rating F, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

Set back from Nottingham Road, this traditional bay-fronted three-bedroom property offers a fantastic opportunity for buyers looking to modernise and create a family home. Requiring a scheme of updating and refurbishment, the property benefits from a south-facing rear garden, ample off-road parking and two good size reception rooms. With excellent potential throughout, this home is ideally suited to those seeking a project in a sought-after location. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance porch, reception hallway, two reception rooms, kitchen and garden room. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, the property is set back from Nottingham Road and provides ample off-road parking, garage/carport and an enclosed south-facing rear garden. Nottingham Road is well situated for local amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

### Room Measurement & Details

Entrance Hallway: (14'2" x 6'6") 4.32 x 1.98

Bay-Fronted Dining Room: (13'5" x 11'5") 4.09 x 3.48

Living Room: (13'7" x 10'3") 4.14 x 3.12

Kitchen: (8'10" x 6'5") 2.69 x 1.96

Garden Room: (11'2" x 7'9") 3.40 x 2.36

First Floor Landing: (7'6" x 3'4") 2.29 x 1.02

Bay -Fronted Bedroom One: (12'2" x 11'3") 3.71 x 3.43

Bedroom Two: (13'0" x 10'3") 3.96 x 3.12

Bedroom Three: (8'1" x 6'5") 2.46 x 1.96

Bathroom: (9'0" x 6'4") 2.74 x 1.93

### Outside:

The property is set back from Nottingham road and has the benefit of a driveway providing off road parking providing access to an ATTACHED GARAGE/CARPORT suitable for storage/small vehicle/motorbike/cycles. To the rear of the carport/garage is a Garden Room. There is an enclosed and good size rear garden enjoying a south-facing aspect and is laid mainly to lawn. There is useful storage/cellar area underneath the property.

Garage/Carport/Utility/Garden Room: (38'3" x 6'9") 11.66 x 2.06

### Buyer Information:

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# Property Overview

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## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Detached                                | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 936 ft <sup>2</sup> / 87 m <sup>2</sup> |         |          |
| Plot Area:       | 0.09 acres                              |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £1,708                                  |         |          |
| Title Number:    | DY509947                                |         |          |

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|      |      |      |
|------|------|------|
| 9    | 60   | 1800 |
| mb/s | mb/s | mb/s |
|      |      |      |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:





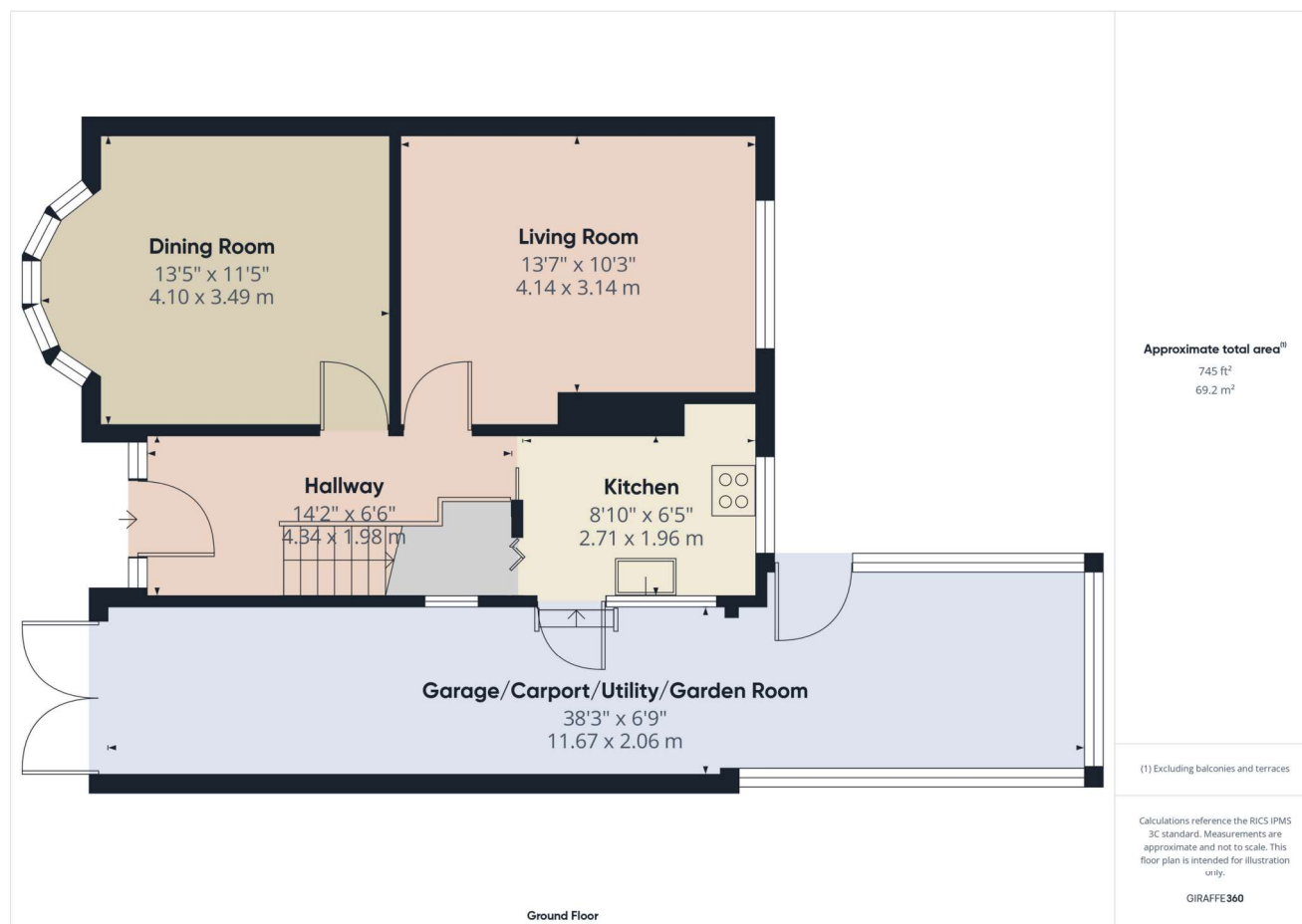




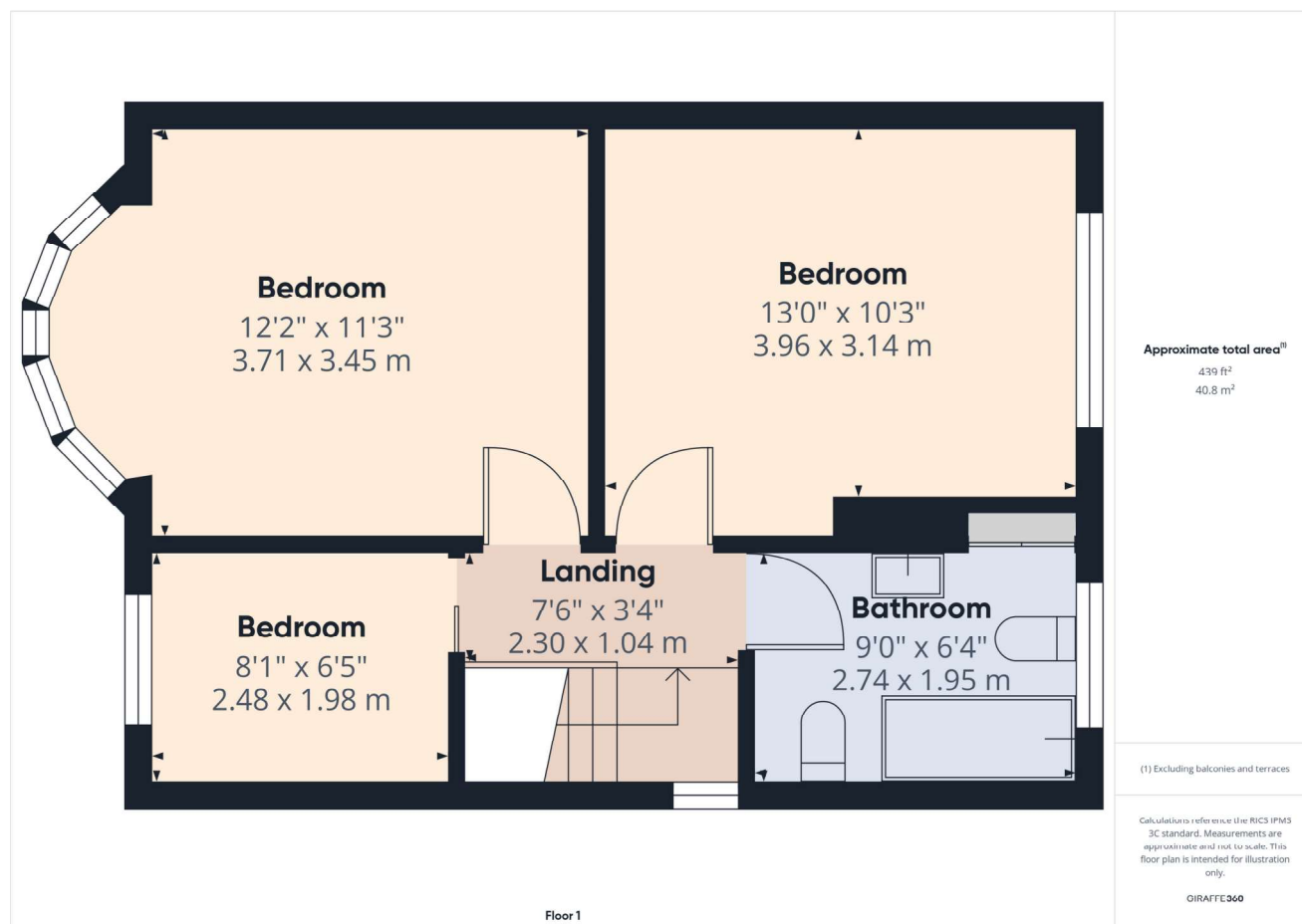
# Gallery Photos



## NOTTINGHAM ROAD, DERBY, DE21

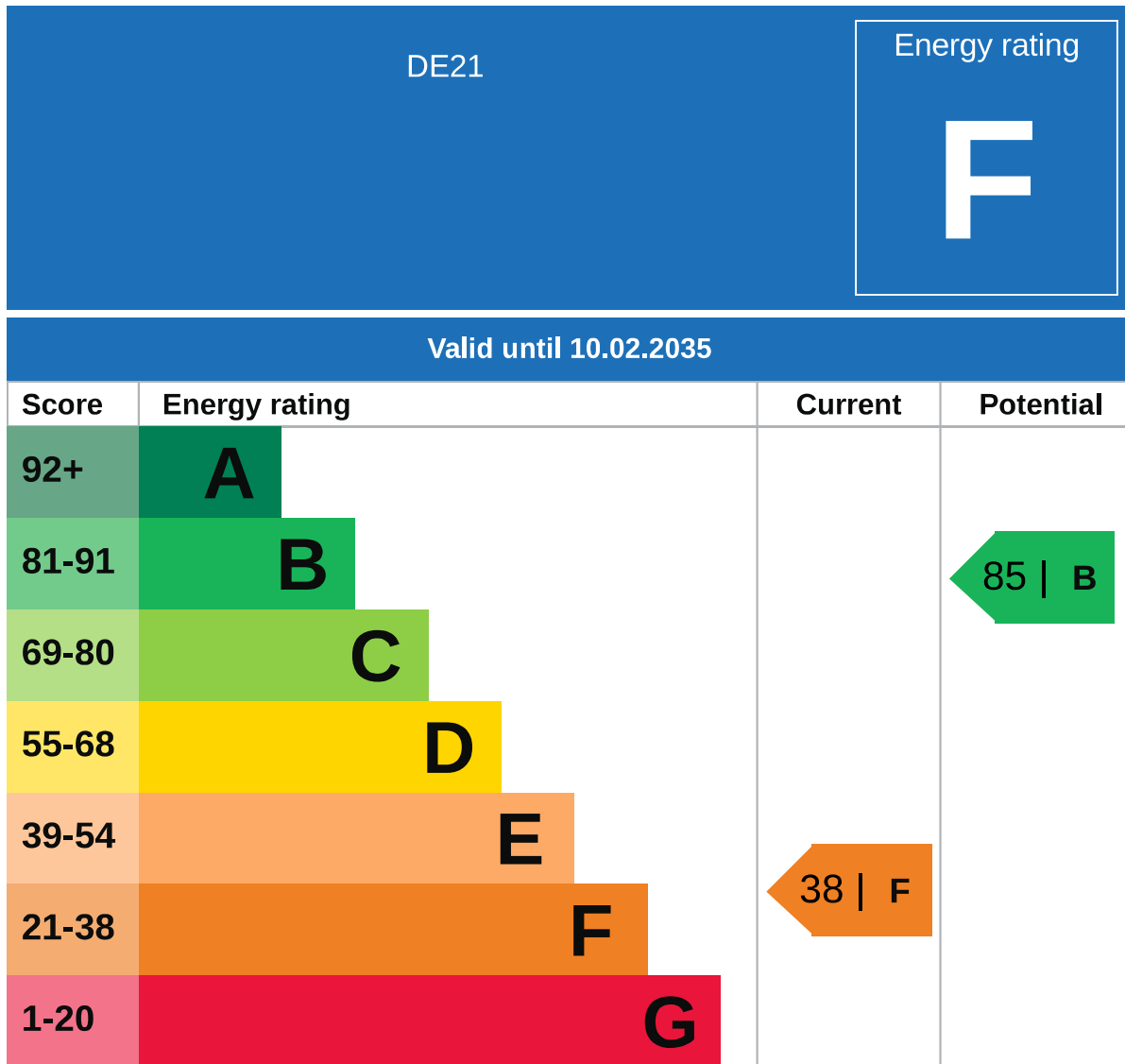


## NOTTINGHAM ROAD, DERBY, DE21





# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Detached                                       |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single                                         |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 0                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 270 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good                                           |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, no room thermostat                 |
| <b>Hot Water System:</b>            | From main system, no cylinder thermostat       |
| <b>Hot Water Energy Efficiency:</b> | Poor                                           |
| <b>Lighting:</b>                    | Low energy lighting in 89% of fixed outlets    |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 87 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



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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