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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



NOTTINGHAM ROAD, DERBY, DE21

Hannells

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

01332 281400

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Introduction

Our Comments



Useful Information:

- > Two Double-Bedroom Terrace Property
- > Spacious Through Lounge/Dining Room
- > No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

This two double-bedroom terraced property presents an excellent opportunity for investors. Conveniently located close to Derby City Centre, the home benefits from gas central heating, double glazing and benefits from a spacious through lounge/dining room, an extended kitchen and first floor bathroom! The accommodation briefly comprises:- spacious through lounge/dining room and an extended kitchen. To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite. Outside, there is a garden to the rear. Nottingham Road is conveniently located close to a range of local amenities and excellent transport links. Situated just a short distance from Derby city centre, residents benefit from easy access to shops, supermarkets, restaurants, and entertainment venues. The area is well-served by public transport, making it ideal for commuters, and offers quick road links to the A52, A38, and M1. With nearby schools, parks, and community facilities.

Room Measurement & Details

Door To:

Through Living/Dining Room: (11'8" x 26'8") 3.56 x 8.13

Extended Kitchen: (6'8" x 19'0") 2.03 x 5.79

First Floor Landing: (2'9" x 3'1") 0.84 x 0.94

Bedroom One: (11'11" x 10'11") 3.63 x 3.33

Bedroom Two (Non Private): (8'6" x 15'4") 2.59 x 4.67

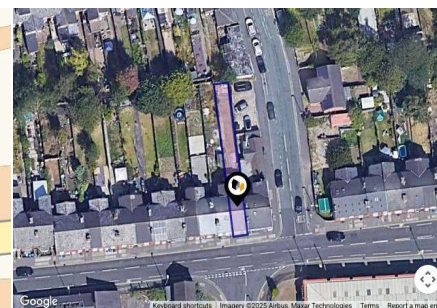
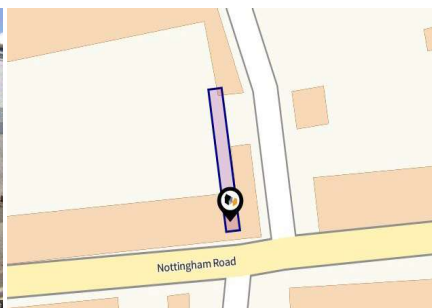
Bathroom: (6'8" x 9'10") 2.03 x 3.00

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Property Overview

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A Moving Experience



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY6240		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

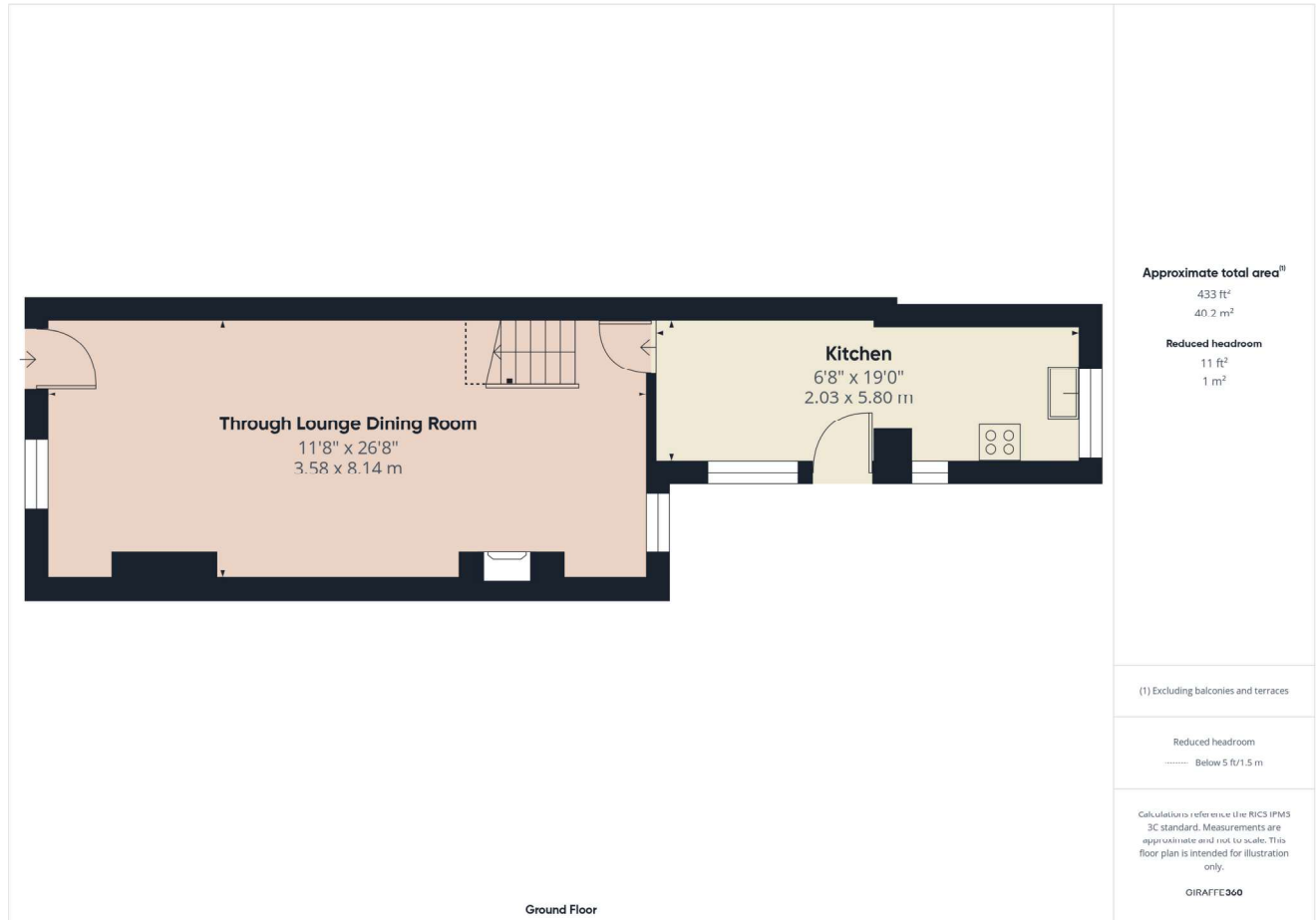


Gallery Photos

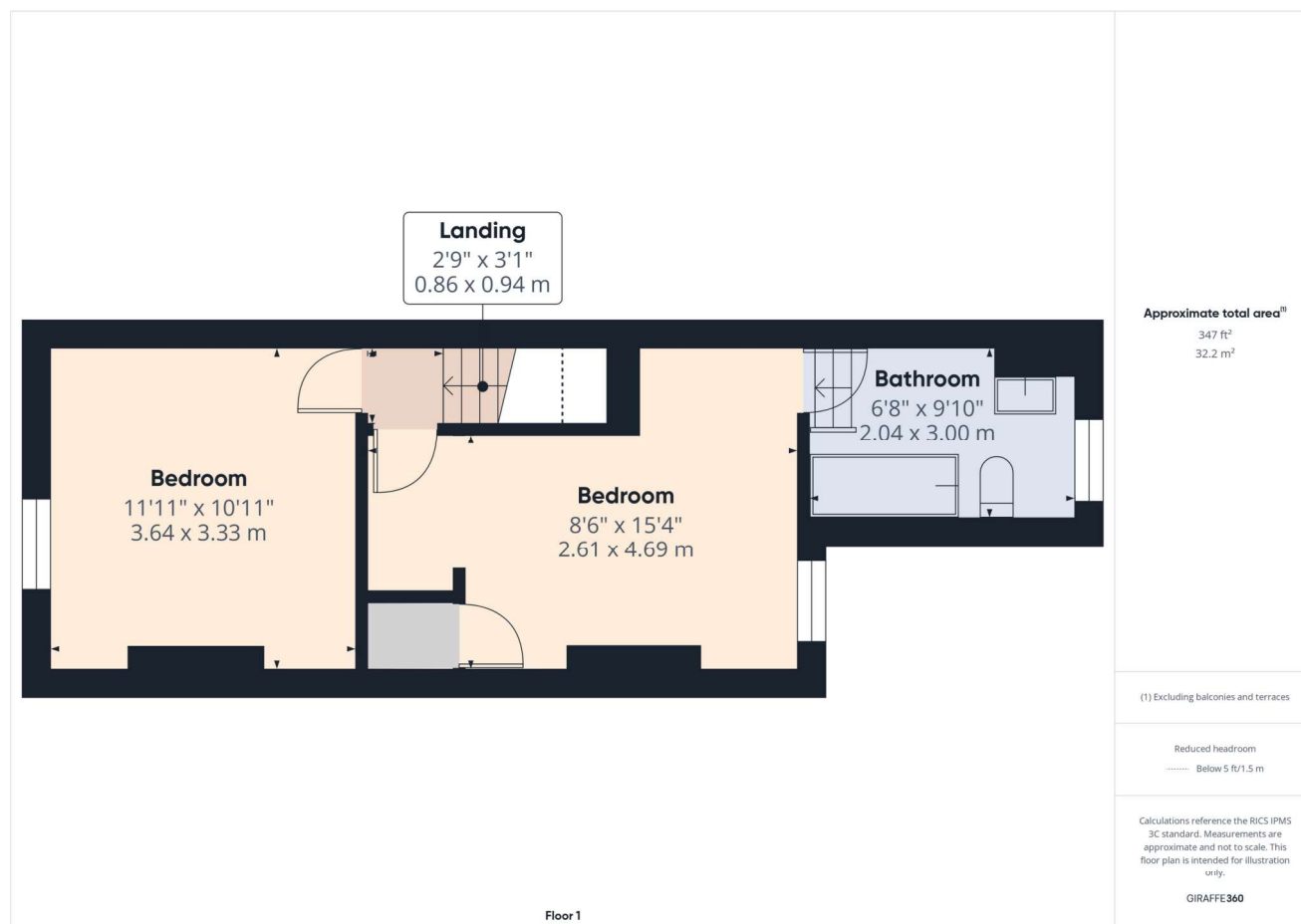




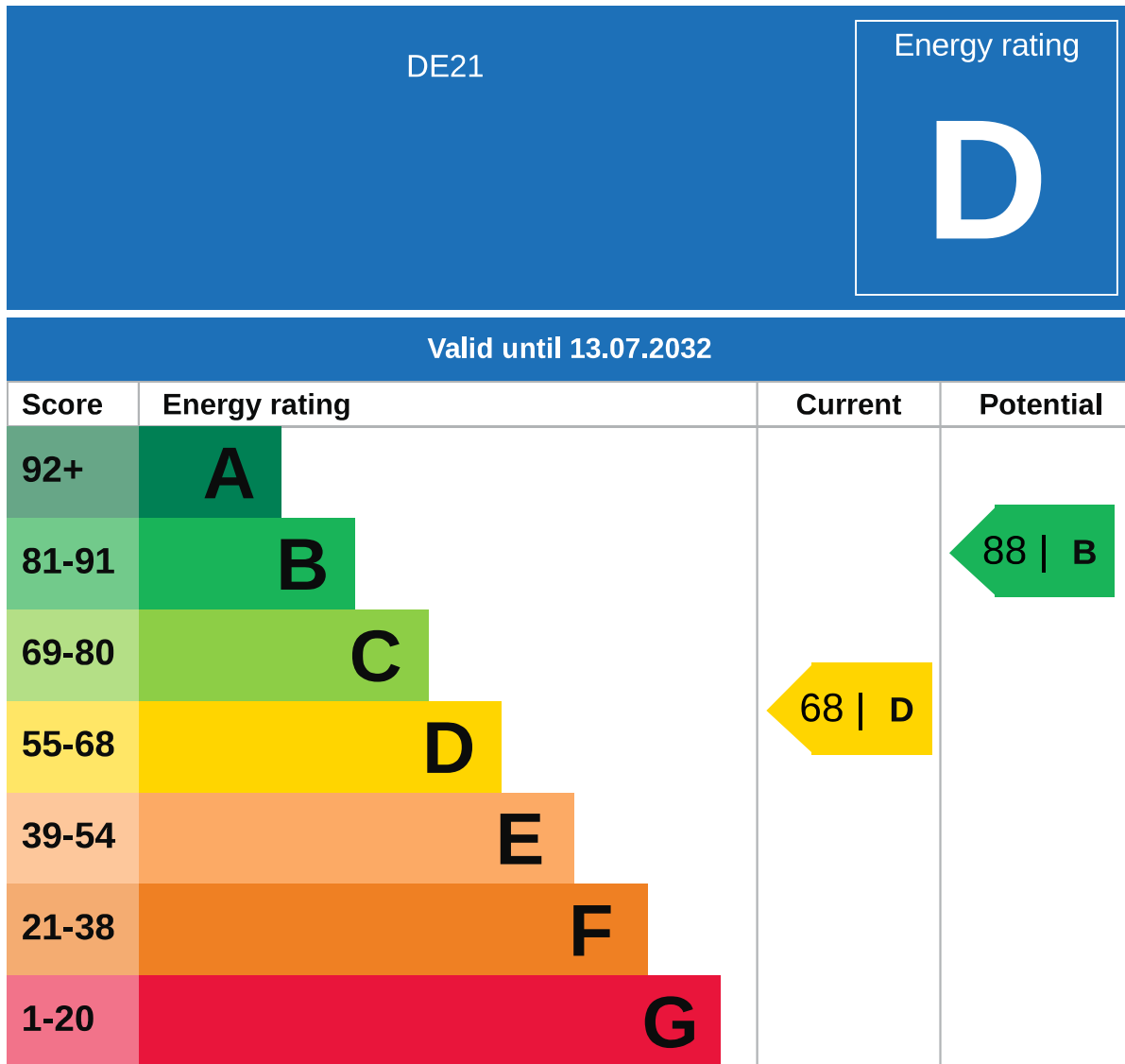
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²



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Financial Services

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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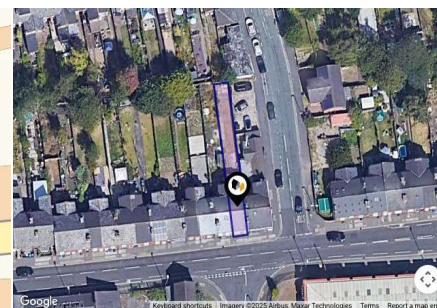
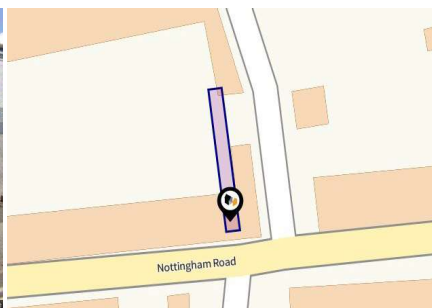
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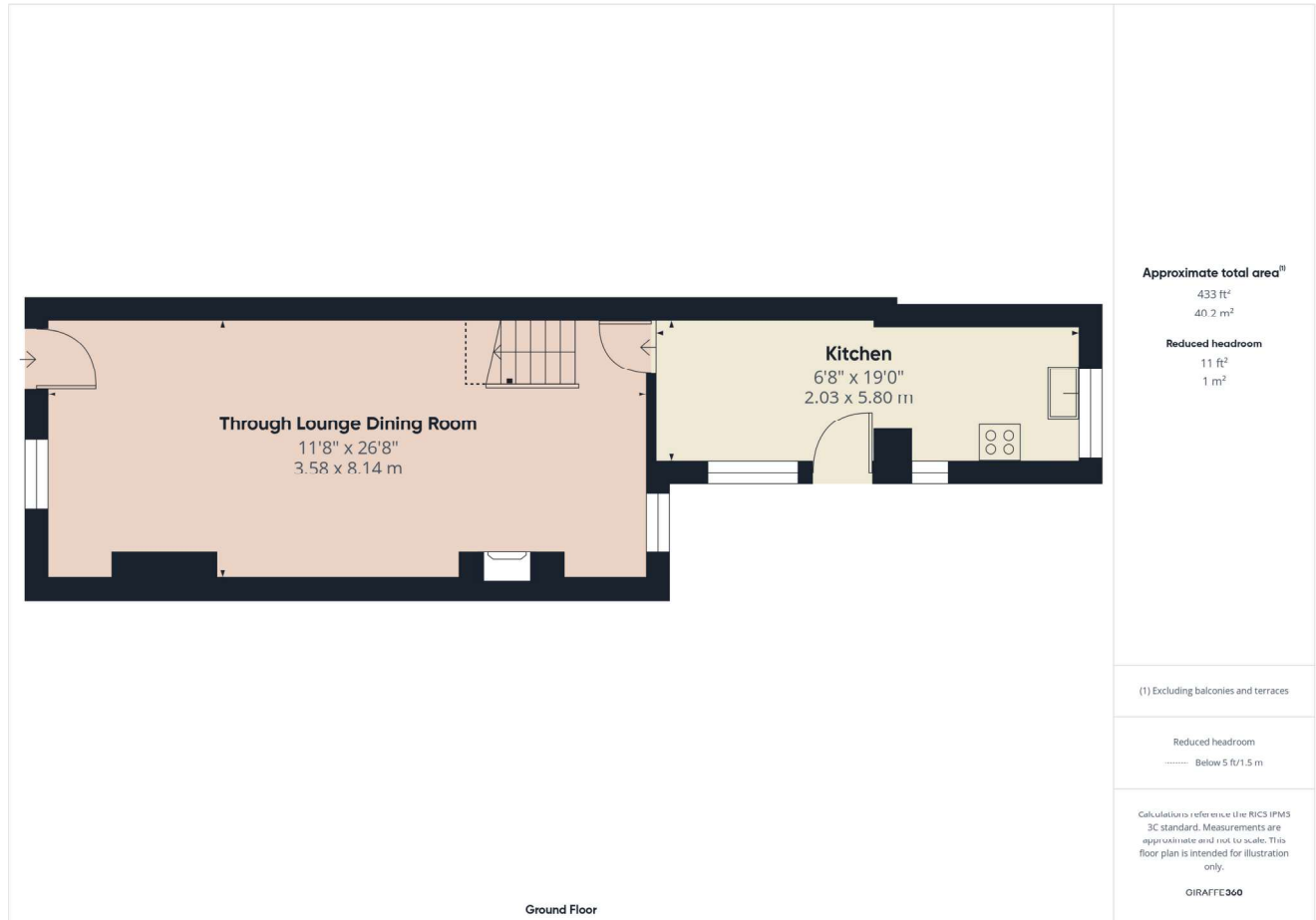


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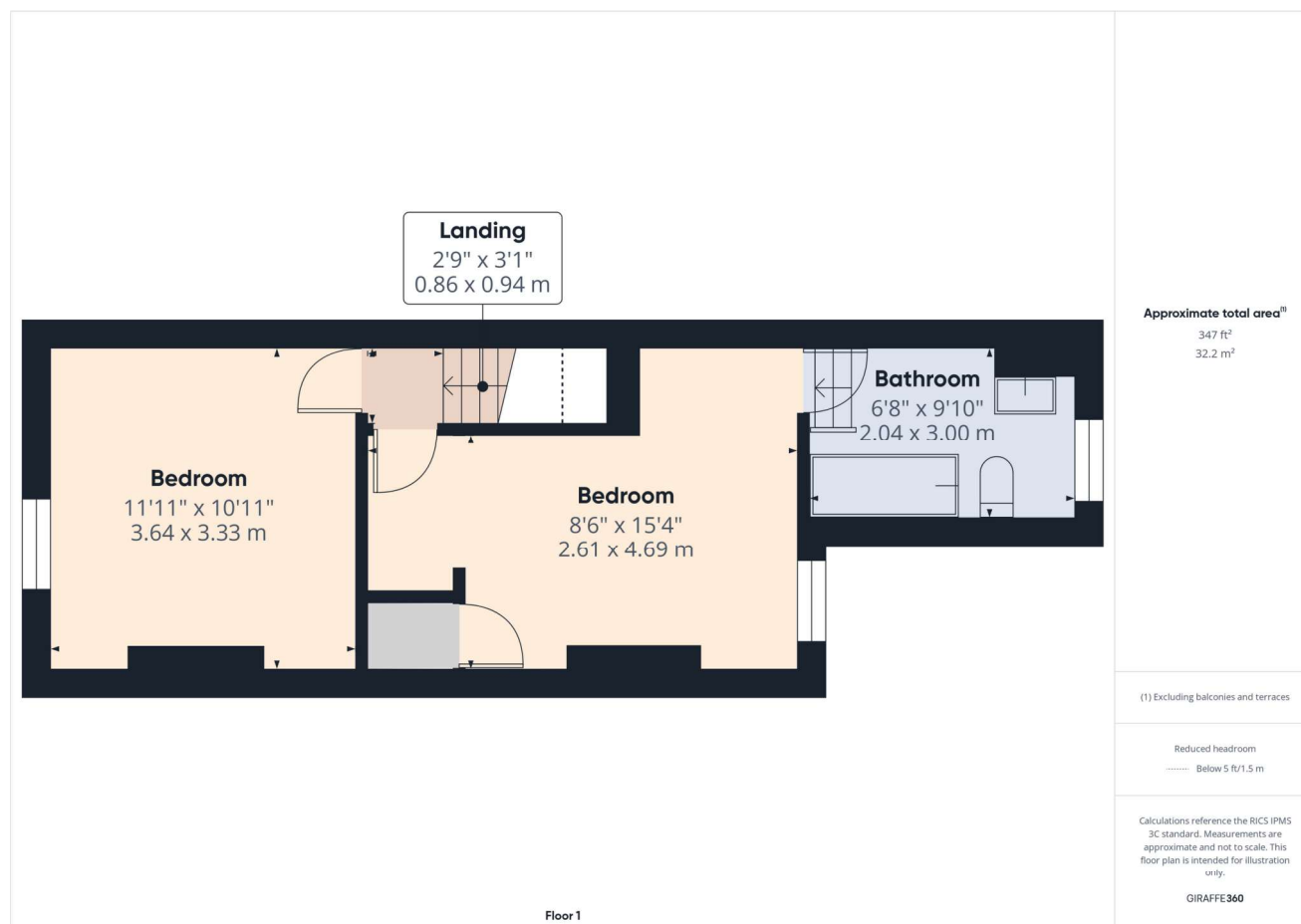




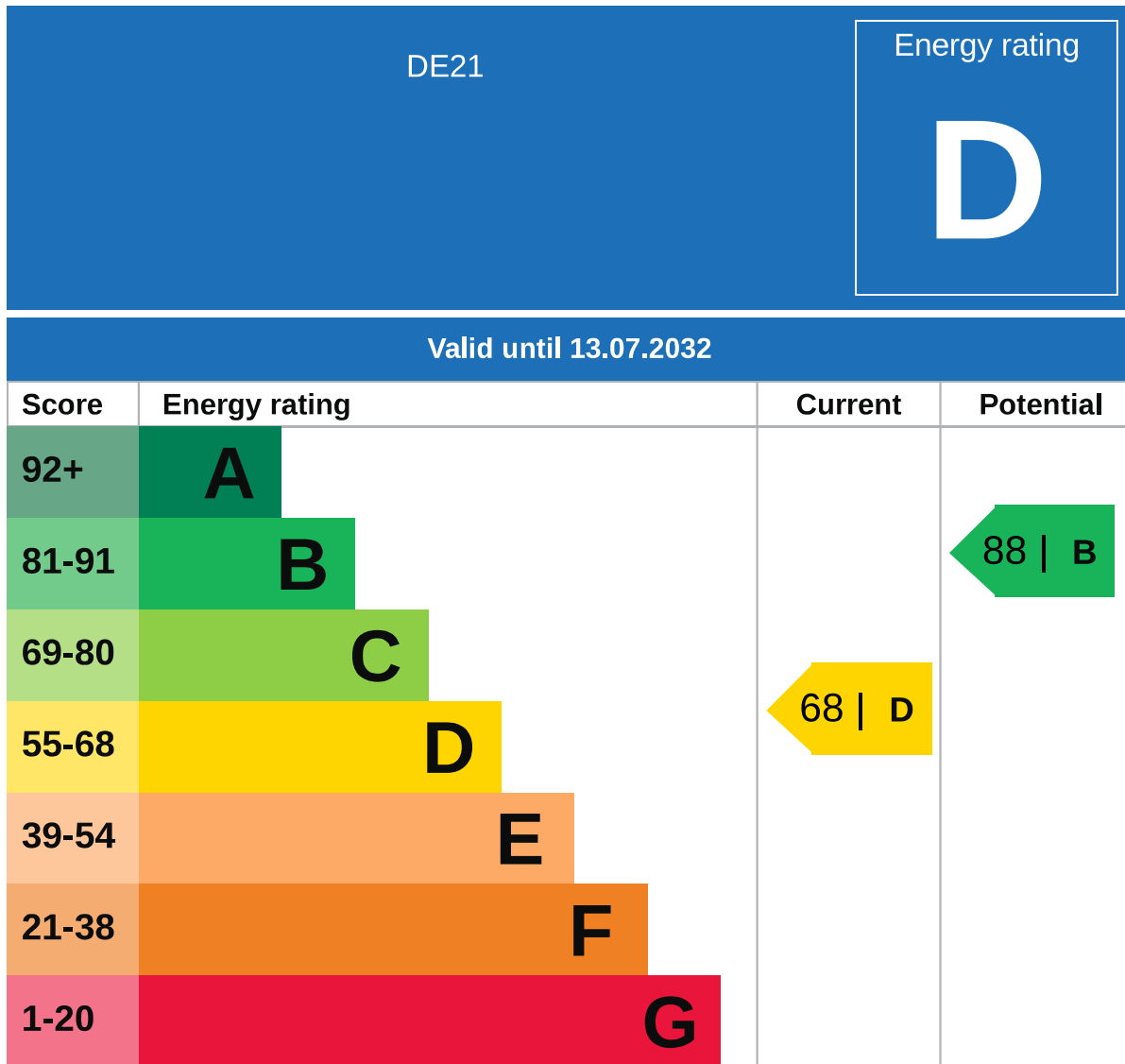
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Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
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