

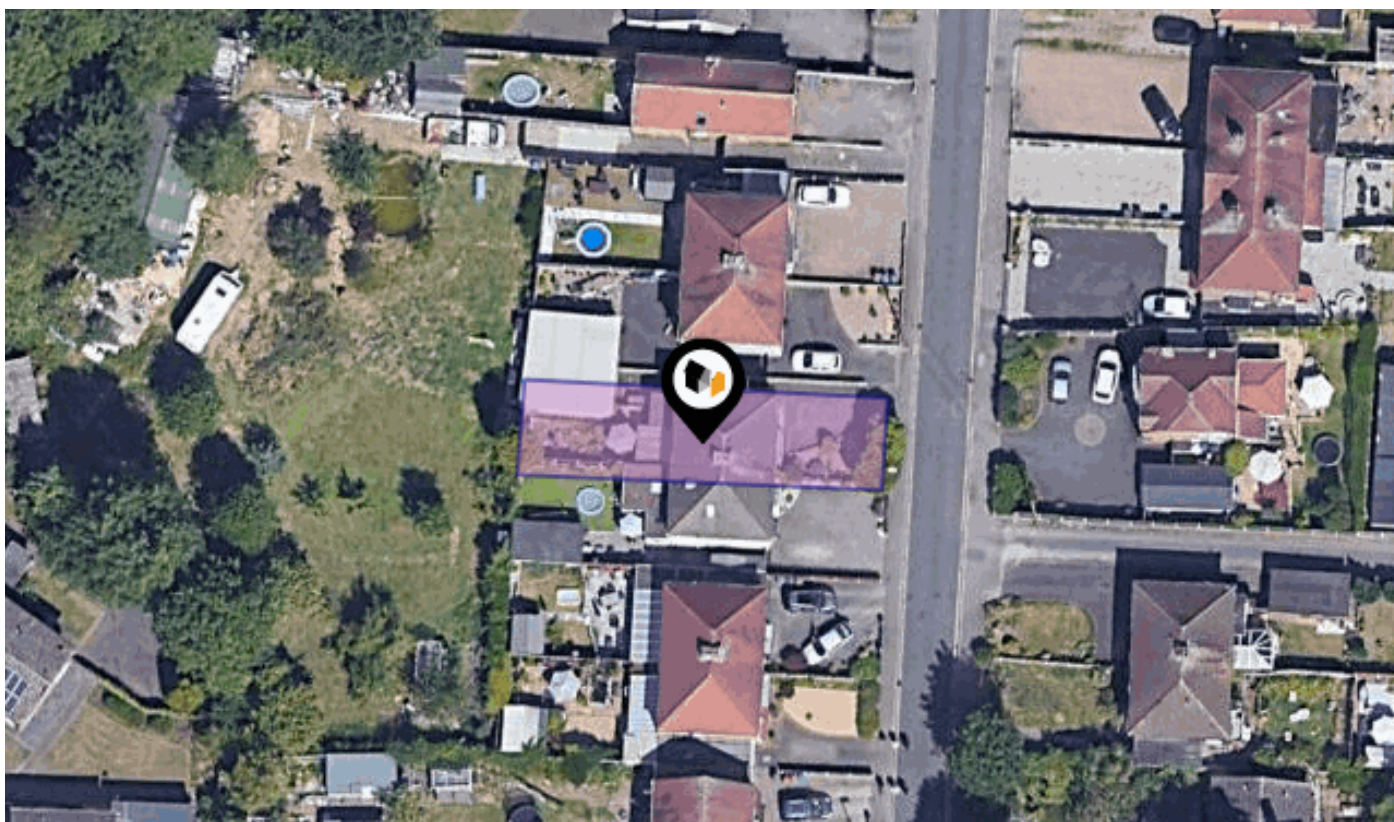


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th September 2025



MEADOW LANE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three-Bedroom Semi-Detached Property
- > Available With No Upward Chain
- > Requires Modernisation/Improvement
- > EPC Rating D, Non Standard Construction
- > Council Tax Band B, Freehold

Property Description

Offered with no upward chain, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a renovation project. While the property requires modernisation throughout, it benefits from a recently fitted boiler (installed April 2025), providing a solid starting point for improvements. With great potential to refurbish and add value, this home is ideal for investors or first-time buyers eager to create a space tailored to their own taste and style! The accommodation briefly comprises:- entrance hallway, spacious through lounge/dining room, kitchen and lean to. To the first floor the landing provides access to three bedrooms and shower room with a three piece suite. Outside, a driveway provides off road parking leading to the garage and to the rear is an enclosed garden. Meadow Lane is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and road links including the A52, M1 motorway and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway: (13'10" x 6'0") 4.22 x 1.83
Living / Dining Room: (25'6" x 11'4") 7.77 x 3.45
Kitchen: (18'2" x 6'9") 5.54 x 2.06
Lean To: (9'3" x 9'2") 2.82 x 2.79
First Floor Landing: (8'10" x 4'4") 2.69 x 1.32
Bedroom One: (13'3" x 11'1") 4.04 x 3.38
Bedroom Two: (13'11" x 9'4") 4.24 x 2.84
Bedroom Three: (7'4" x 6'10") 2.24 x 2.08
Shower Room: (8'5" x 6'8") 2.57 x 2.03

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.



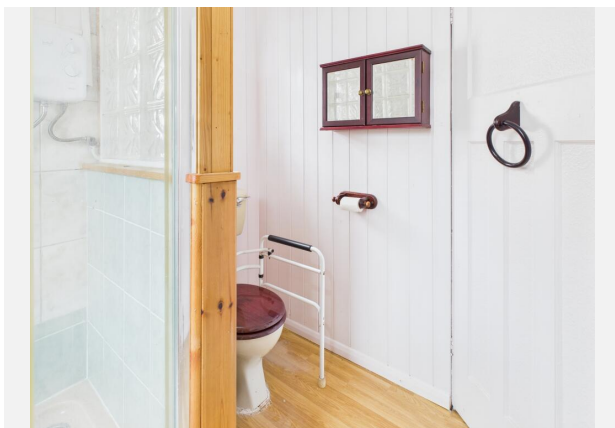
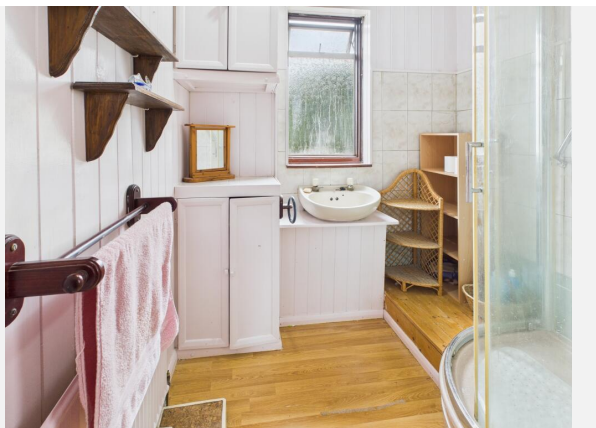
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY355342		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	8	80	1800
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Low			
• Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
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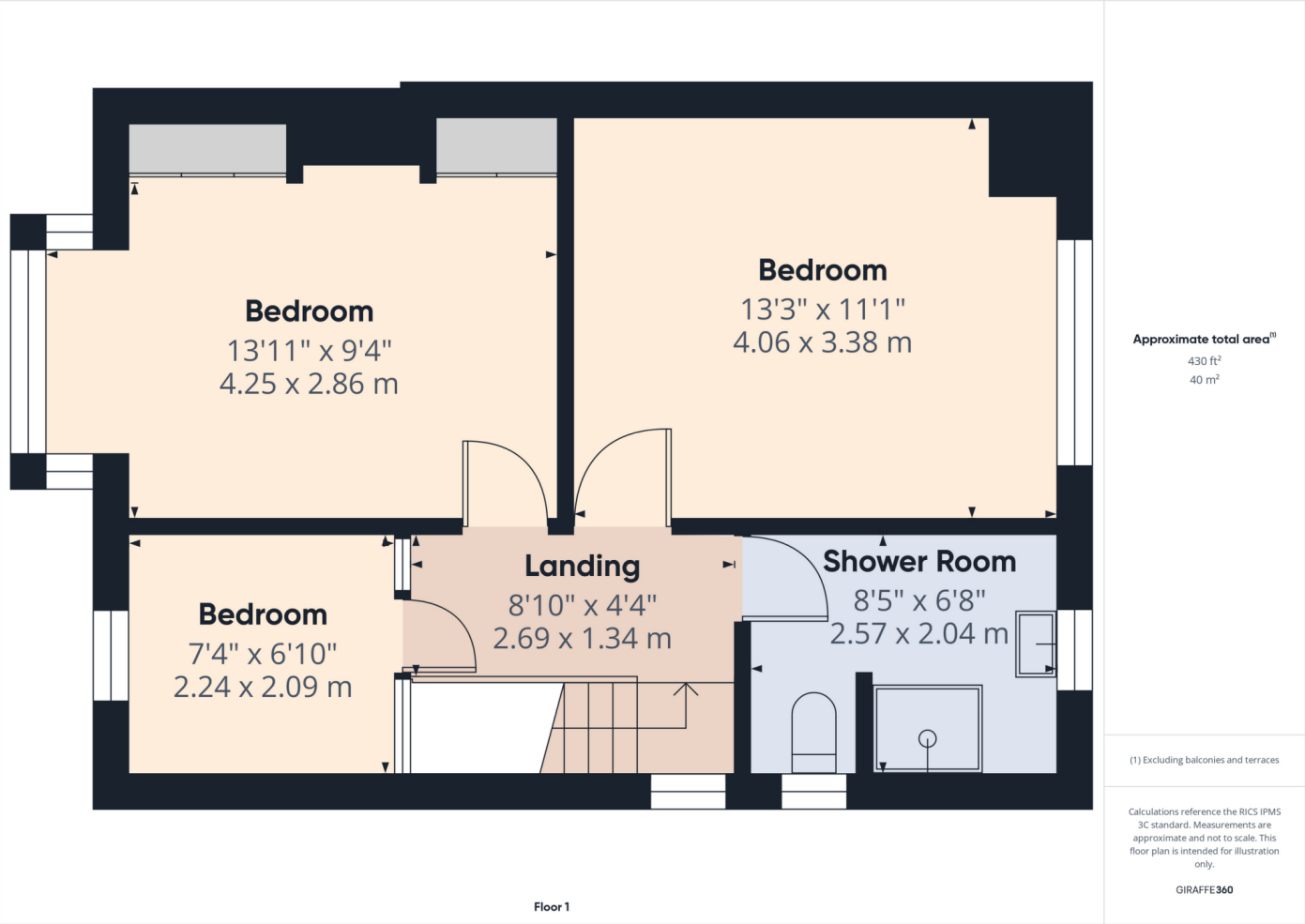




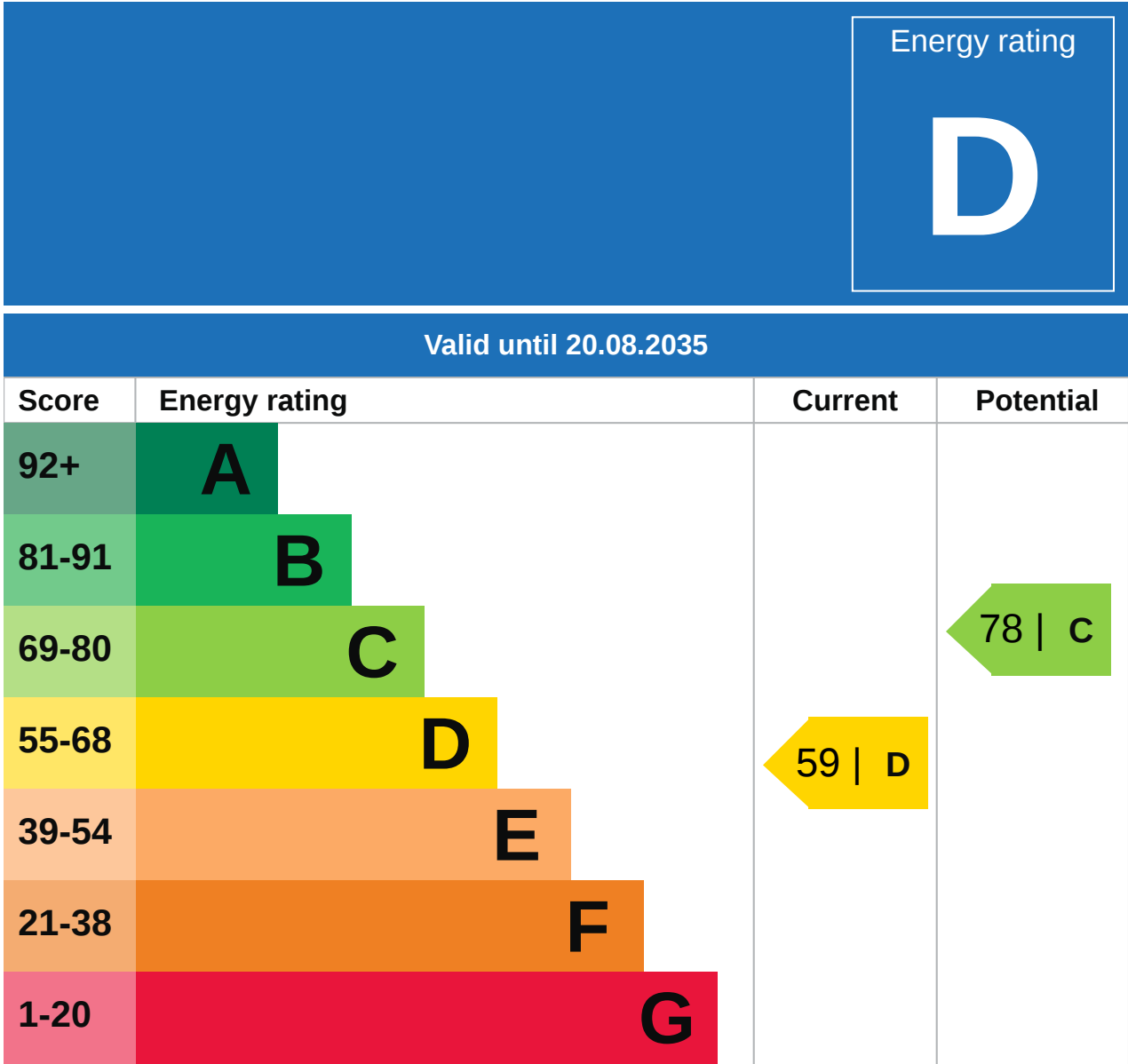
MEADOW LANE, CHADDESSEN, DERBY, DE21



MEADOW LANE, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Very 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:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	91 m ²



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As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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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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