

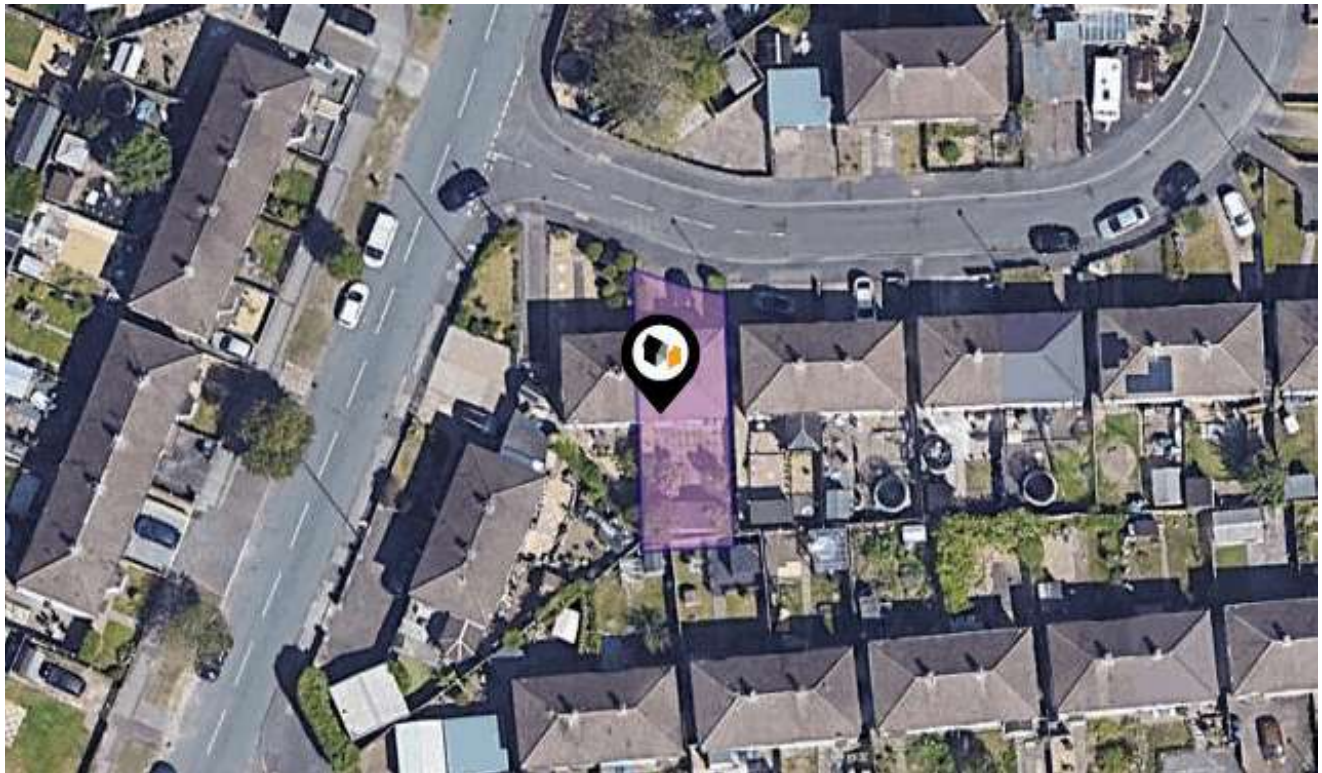


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th December 2025



GRANTHAM AVENUE, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



Useful Information:

- > Well-Proportioned Three Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy/Family Home
- > Two Reception Rooms
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned three-bedroom semi-detached home, offered for sale with no upward chain. The property would benefit from some modernisation, which is reflected in the asking price. With off-road parking and an enclosed rear garden, it is ideal for a first-time buyer or a growing family. The accommodation is supplemented by gas fired central heating, double glazed windows and briefly comprises:- reception hallway, lounge, dining room and kitchen. To the first floor the landing provides access to three bedrooms (two double) and refitted shower room. Outside, there is off-road parking to the front elevation and there is an enclosed rear garden. Grantham Avenue is well situated for local shops, schools and transport links together with excellent road links for the A52, M1, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway: (6'2" x 10'6") 1.88 x 3.20

Living Room: (14'10" x 10'9") 4.52 x 3.28

Dining Room: (9'0" x 10'3") 2.74 x 3.12

Kitchen: (11'9" x 10'4") 3.58 x 3.15

First Floor Landing: (6'0" x 8'2") 1.83 x 2.49

Bedroom One: (12'11" x 10'11") 3.94 x 3.33

Bedroom Two: (11'2" x 10'3") 3.40 x 3.12

Bedroom Three: (9'7" x 7'3") 2.92 x 2.21

Shower Room: (7'10" x 5'6") 2.39 x 1.68

Outside:

Off-road parking is provided to the front elevation. There is gated access to the side elevation leading to the enclosed rear garden.

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 Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY152181

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)

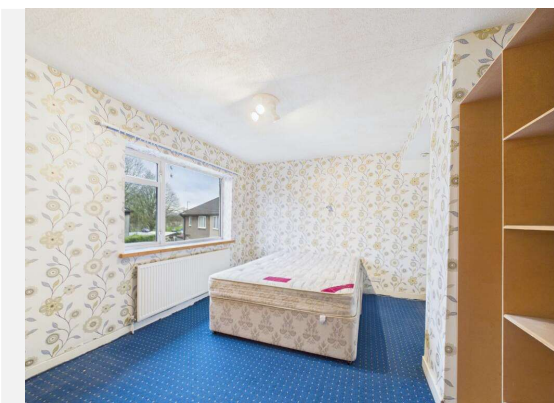
2	41	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



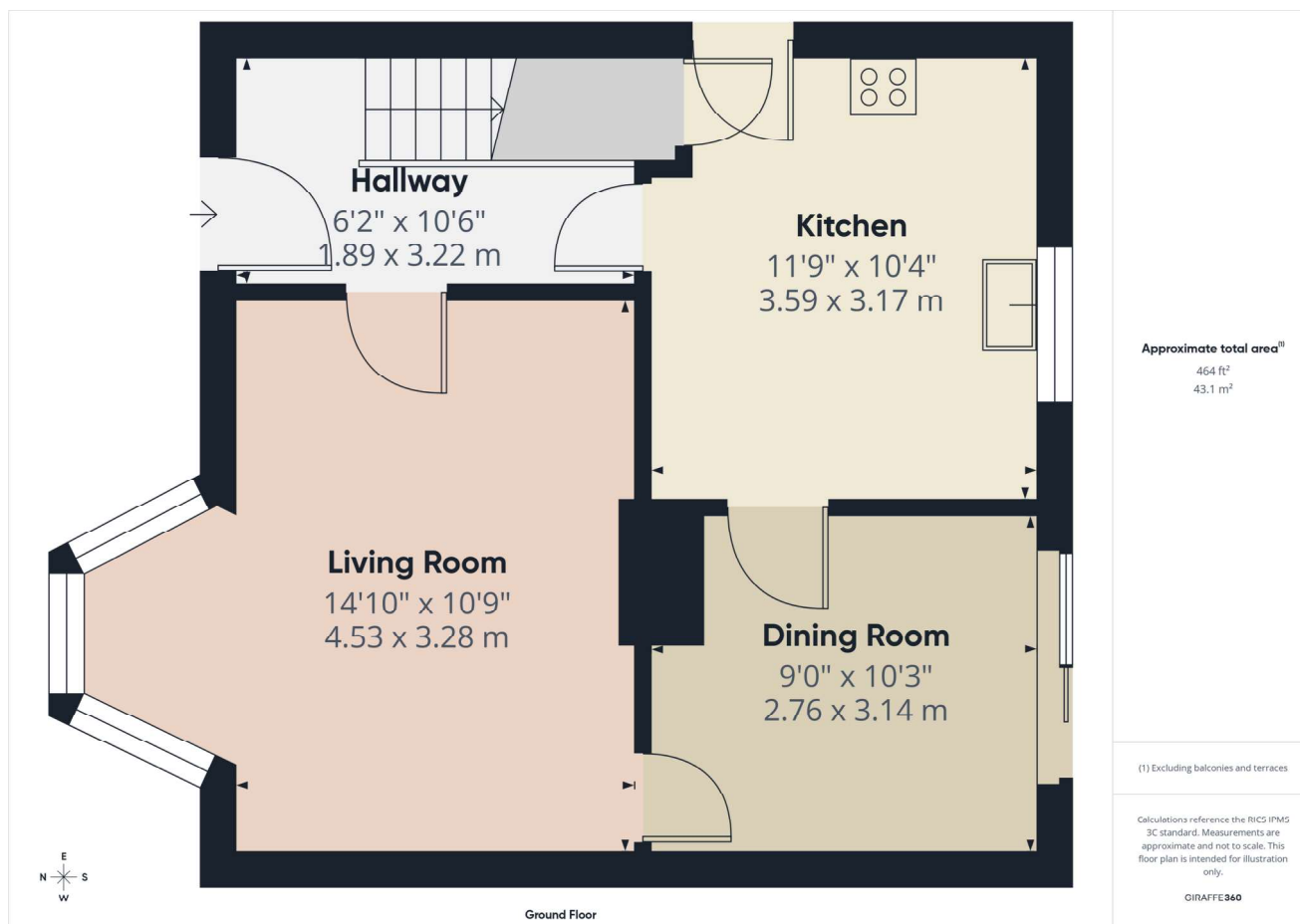
Satellite/Fibre TV Availability:







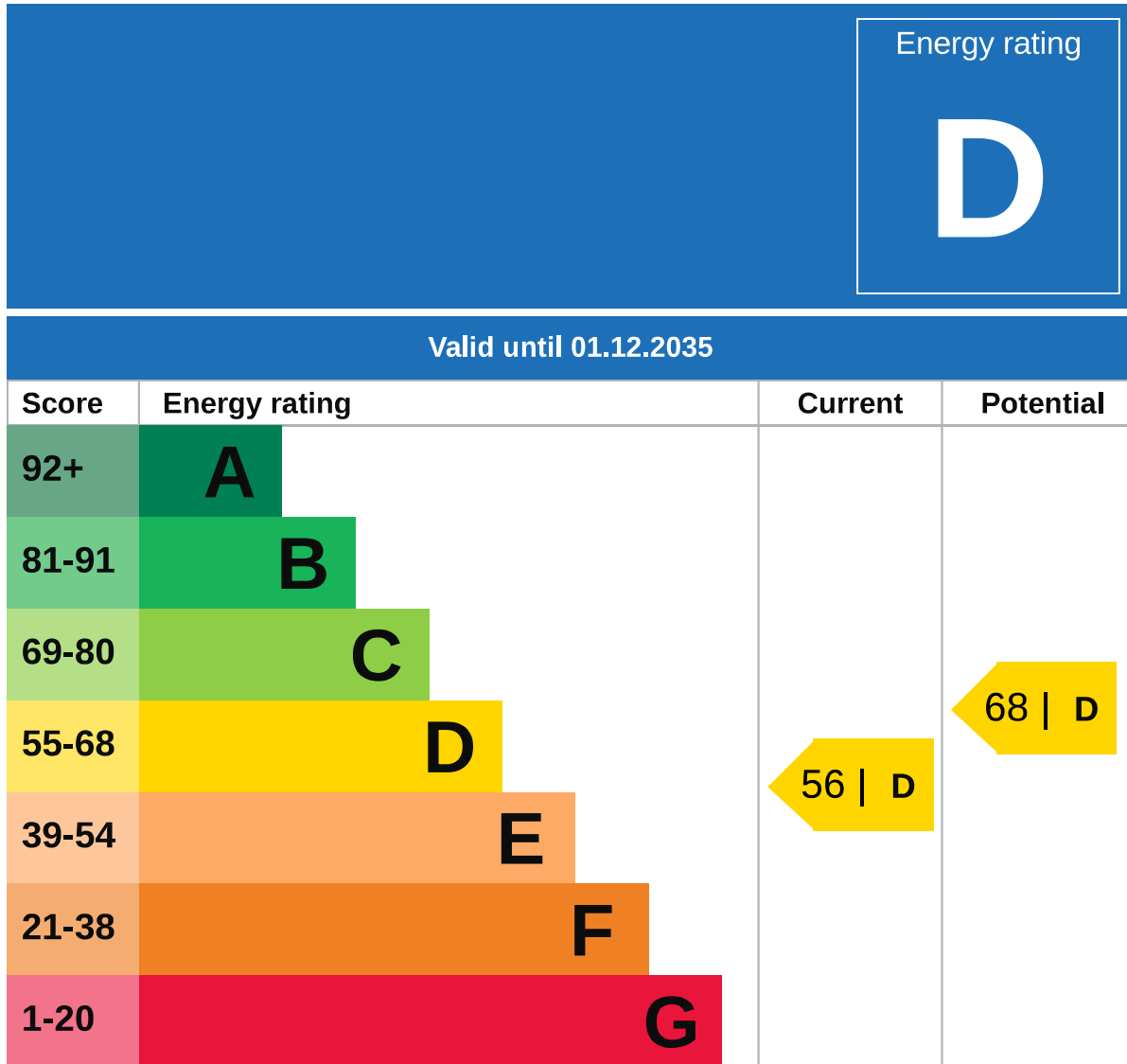
GRANTHAM AVENUE, DERBY, DE21



GRANTHAM AVENUE, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	System built, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²



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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

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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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

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Hannells

513-515 Nottingham Rd, Chaddesden,
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