

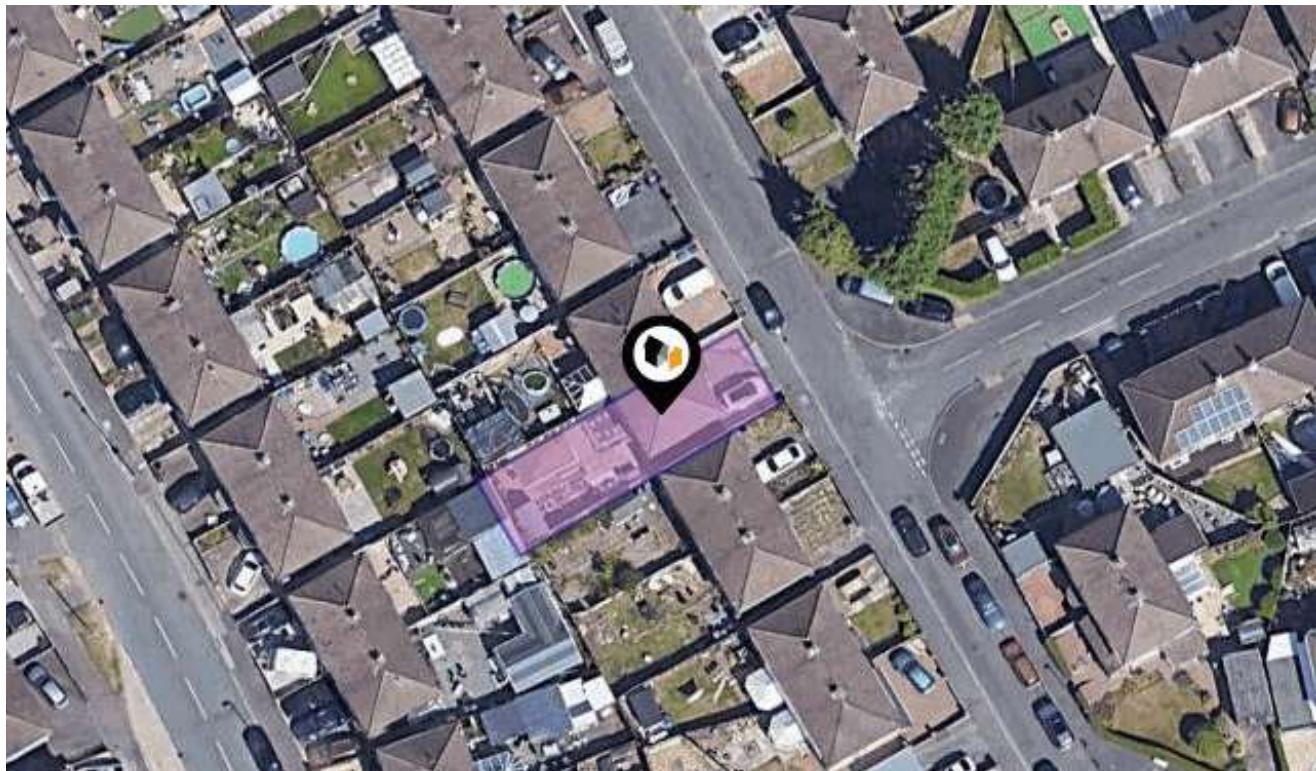


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st January 2026



GRANTHAM AVENUE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroom Semi-Detached Home
- > EPC Rating D, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold
- > Driveway Parking
- > Two Reception Rooms

Property Description

This spacious and well-presented three-bedroom home offers a generous living room opening to a dining room, well-appointed fitted kitchen with additional pantry store/utility room and a modern fitted bathroom. With a generous rear garden and ample off-road parking, it will make a superb family home! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious living room with feature bay window; separate dining room; well-appointed fitted kitchen; utility room/pantry store; first floor landing; three good-sized first floor bedrooms and a fitted family bathroom. To the front of the property is a driveway providing ample off-road parking and to the rear is a good-sized garden space with patio seating area and raised planters. 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 Hall:

Living Room: (14'8" x 10'8") 4.47 x 3.25

Dining Room: (10'0" x 8'9") 3.05 x 2.67

Kitchen: (10'2" x 7'3") 3.10 x 2.21

Utility/Pantry Store: (9'4" x 4'5") 2.84 x 1.35

First Floor Landing:

Bedroom One: (12'10" x 10'8") 3.91 x 3.25

Bedroom Two: (11'1" x 10'3") 3.38 x 3.12

Bedroom Three: (9'6" x 7'2") 2.90 x 2.18

Bathroom: (7'11" x 5'5") 2.41 x 1.65

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: | 914 ft ² / 85 m ² |
| Plot Area: | 0.05 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band A |
| Annual Estimate: | £1,464 |
| Title Number: | DY95251 |

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)

3
mb/s



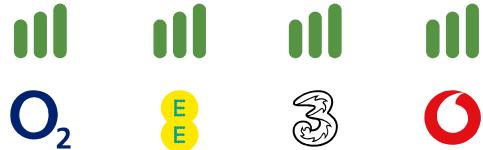
46
mb/s



1000
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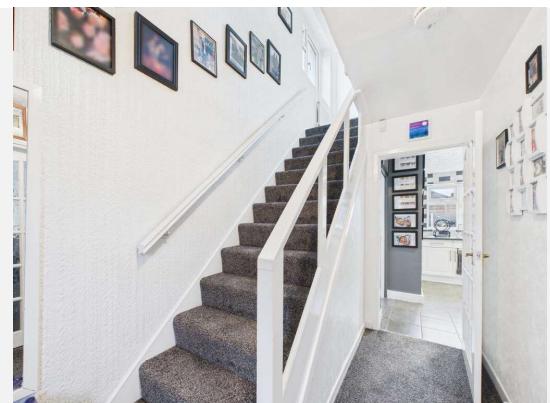
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



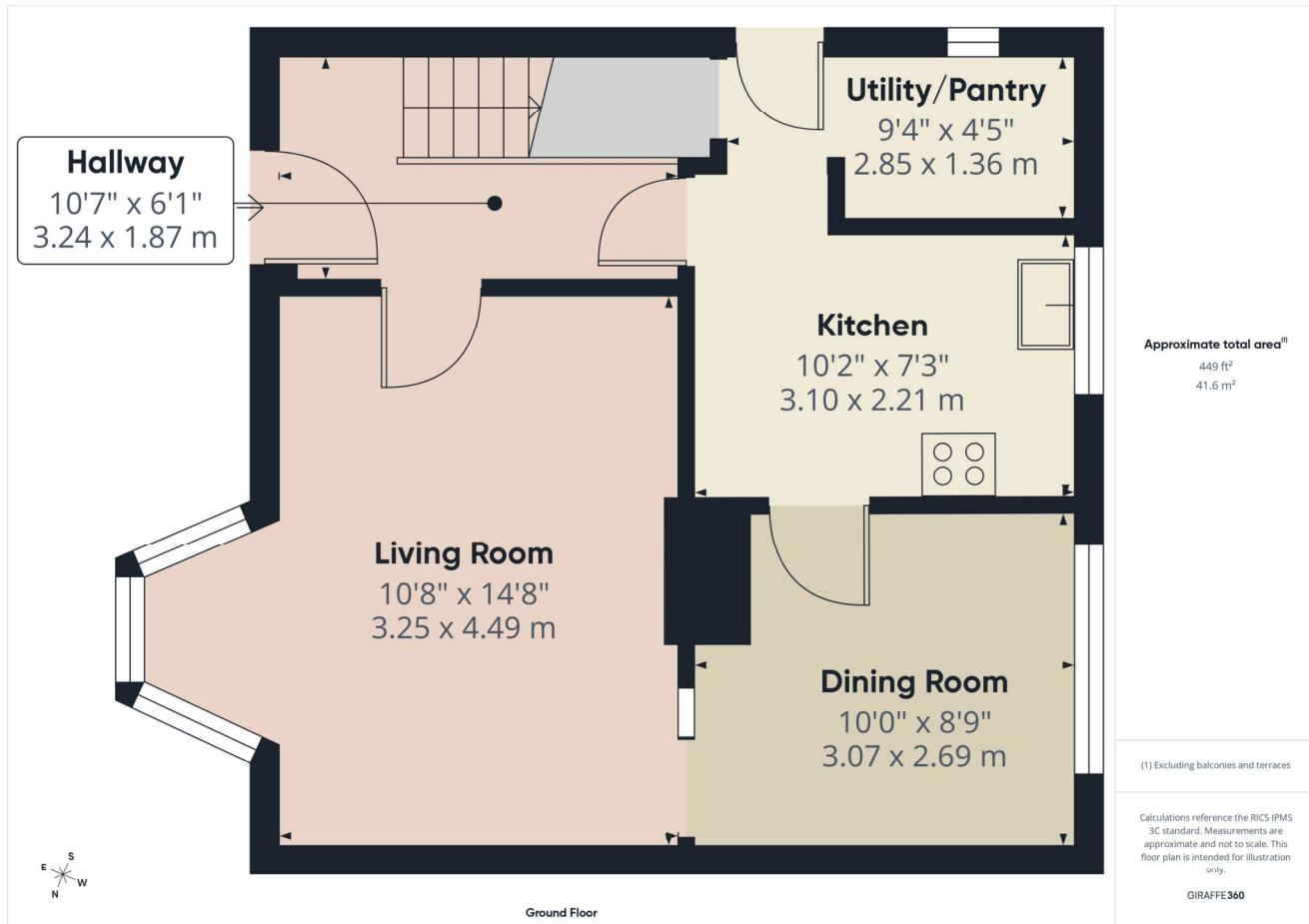
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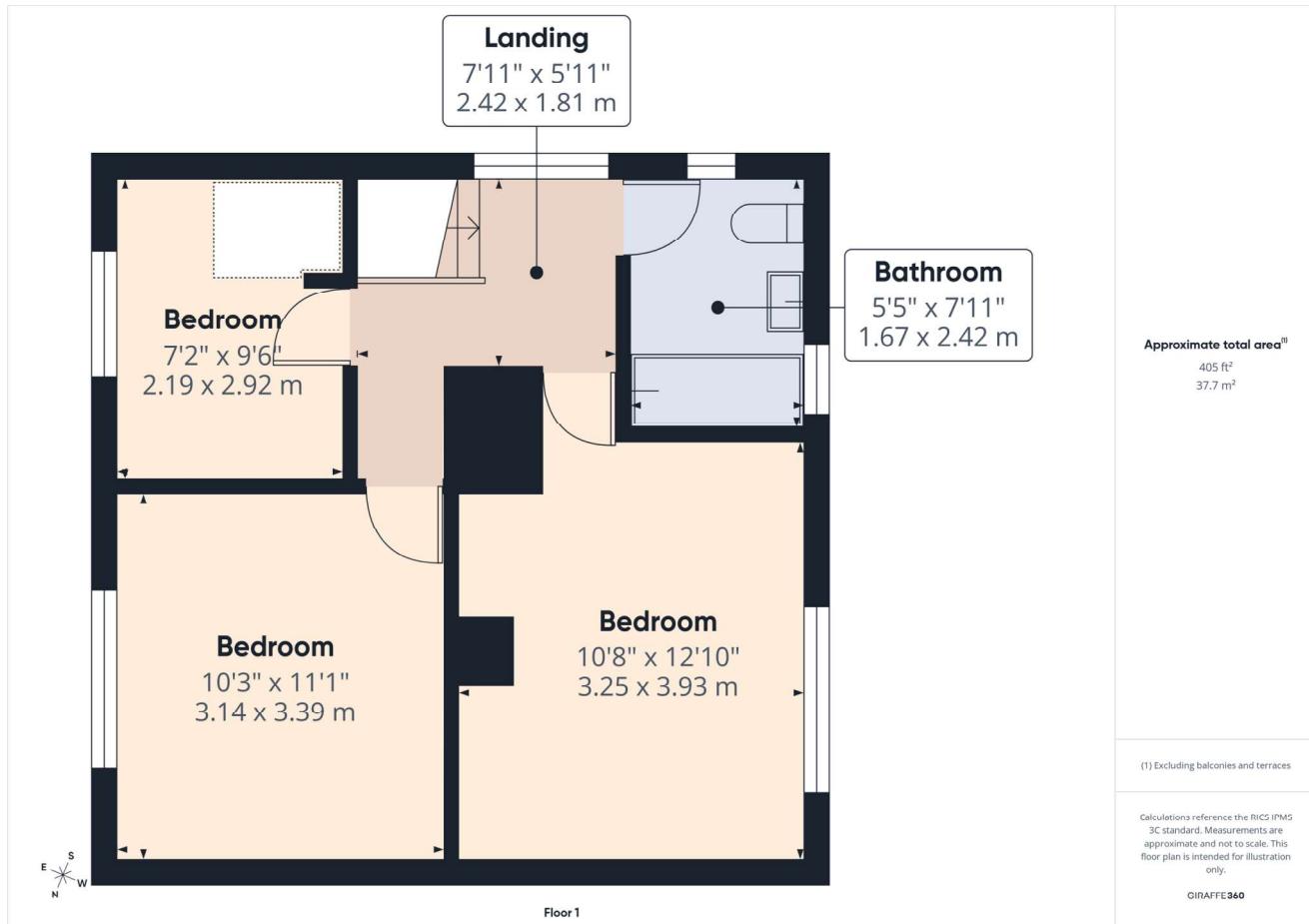
Gallery Photos



GRANTHAM AVENUE, DERBY, DE21



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Property EPC - Certificate



Grantham Avenue, DE21

Energy rating

E

Valid until 14.08.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Property EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|-------------------------------------------------|
| Property Type: | House |
| Build Form: | Semi-Detached |
| 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: | System built, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| 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 90% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 85 m ² |

Hannells

About Us



Hannells

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 proper

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.

Hannells 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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Hannells 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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