

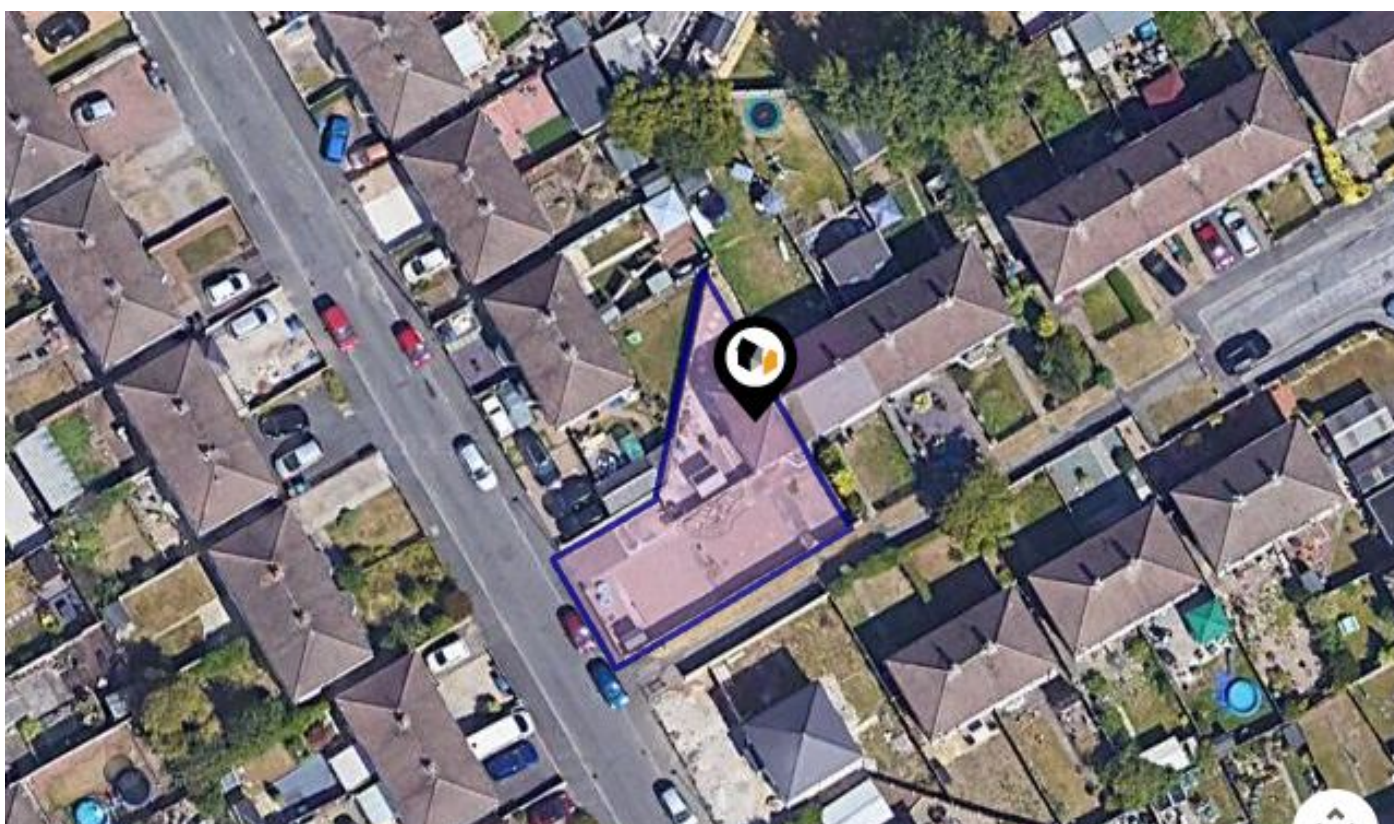


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



HEXHAM WALK, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > End Of Terrace Home Occupying An Excellent Plot
- > Potential To Extend Or Build (Subject To Necessary Planning)
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold
- > Ample Off Road Parking

Property Description

A two double-bedroom, end-terrace property occupying a generous plot with excellent potential to extend or use as a potential building plot, subject to necessary planning permission/building regulations. The property is available with no upward chain and a viewing is highly recommended! The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, bay fronted lounge, dining kitchen and side entrance lobby/utility. To the first floor the landing provides access to two double bedrooms and refitted shower room with a three piece suite. Outside, the property occupies a larger than average plot with gardens to front and rear elevations. There is also extensive off road parking for a number of vehicles which is accessed via Grantham Avenue. Hexham Walk is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall:

Lounge: (14'6" x 11'4") 4.42 x 3.45

Kitchen: (9'4" x 13'0") 2.84 x 3.96

Utility area: (9'4" x 4'5") 2.84 x 1.35

Bedroom One: (14'6" x 9'6") 4.42 x 2.90

Bedroom Two: (11'6" x 9'6") 3.51 x 2.90

Shower Room: (5'4" x 8'0") 1.63 x 2.44

Outside:




The property occupies a larger than average plot with gardens to front, side and rear elevations. There is extensive off road parking to the side elevation which is accessed via Grantham Avenue.














Property

| | | | |
|------------------|---|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 764 ft ² / 71 m ² | | |
| Plot Area: | 0.08 acres | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,464 | | |
| Title Number: | DY93890 | | |

Local Area

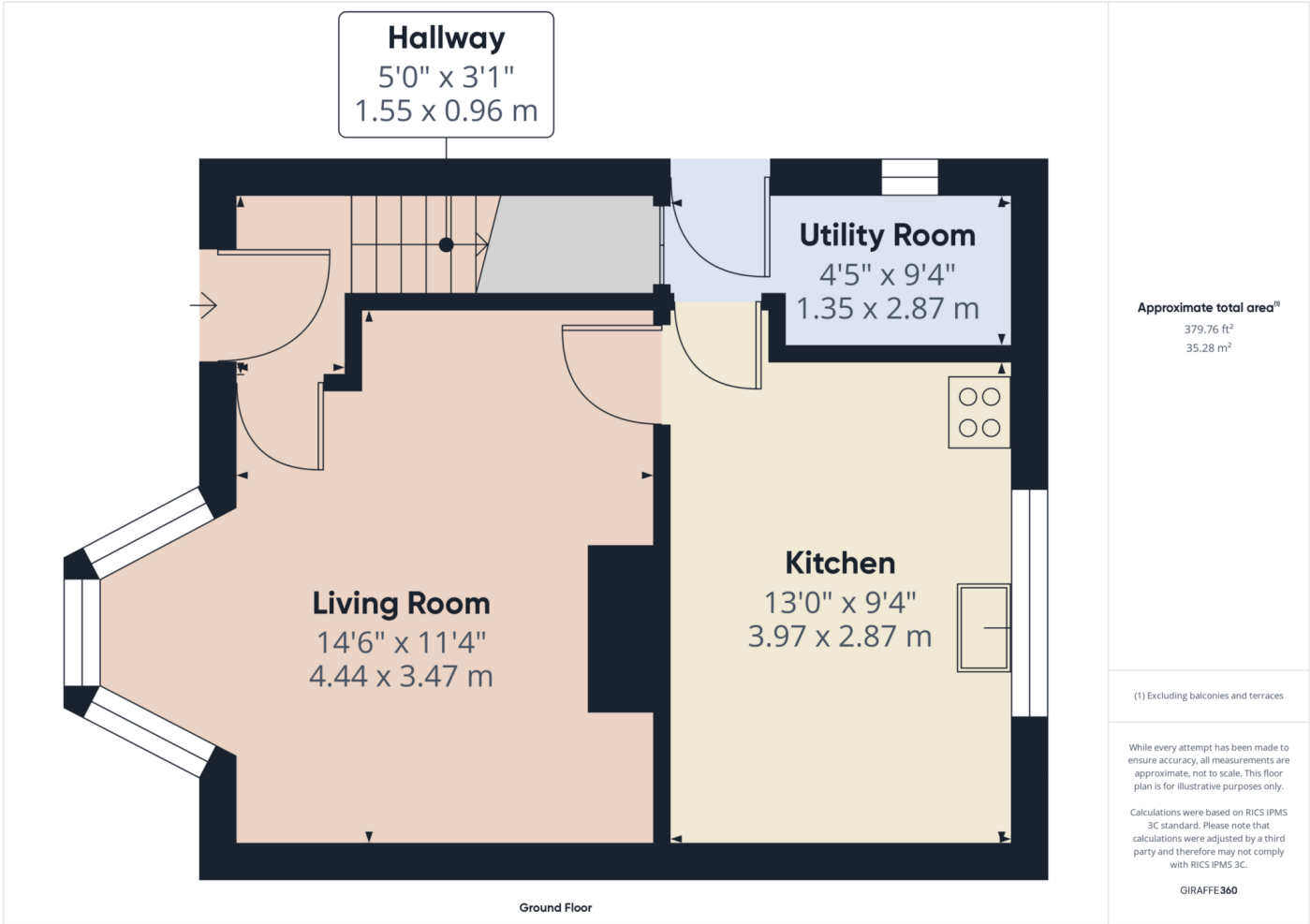
| | | | | |
|--------------------|------------|---|--|---|
| Local Authority: | Derby city | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 8 | 69 | 1000 |
| • Surface Water | Very low | mb/s | mb/s | mb/s |
| | |  |  |  |

| | | | |
|---|---|---|---|
| Mobile Coverage: | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | |
|  |  |  |  |
|  |  |  |  |
|  |  |  | |

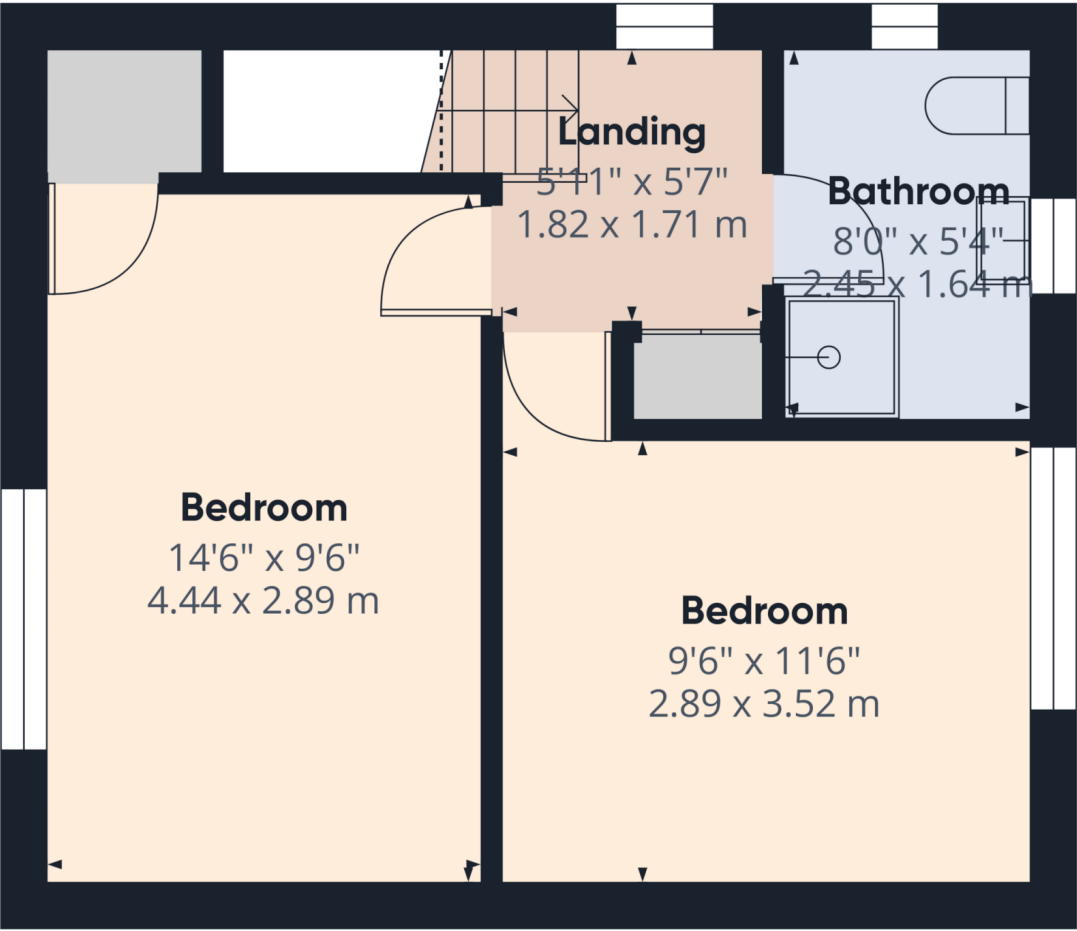




HEXHAM WALK, DERBY, DE21



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Floor 1

Approximate total area⁽¹⁾
349.41 ft²
32.46 m²

(1) Excluding balconies and terraces

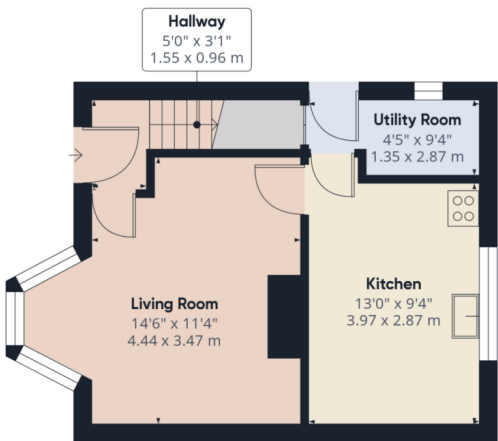
Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

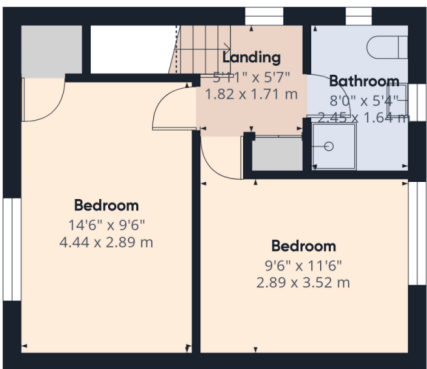
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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HEXHAM WALK, DERBY, DE21



Ground Floor



Floor 1

Approximate total area⁽¹⁾
729.17 ft²
67.74 m²

(1) Excluding balconies and terraces

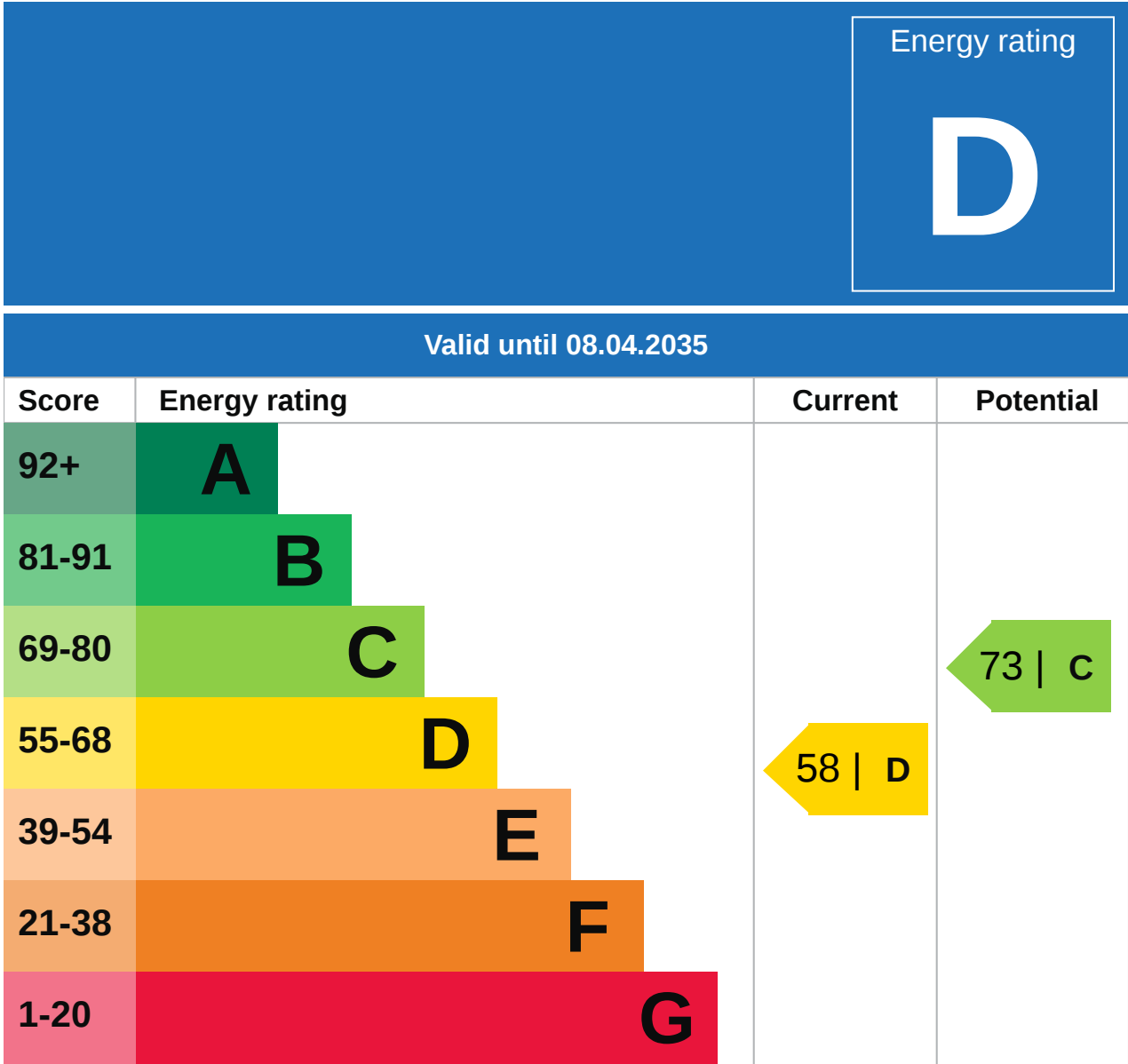
Reduced headroom
----- Below 5 ft/1.5 m

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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | End-terrace house |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| 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, 150 mm loft insulation |
| Roof Energy: | Pitched, 150 mm loft insulation |
| 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: | From main system |
| Lighting: | Low energy lighting in 80% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 71 m ² |



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 prope

Financial Services

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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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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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