



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th August 2026



ASHFIELD AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Useful Information:

- > Extended Three Bedroom Semi-Detached House
- > No Upward Chain, Would Benefit From A Scheme Of Modernisation
- > Driveway Providing Off-Road Parking
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional bay-fronted three-bedroom semi-detached home, extended to the rear and offered with no upward chain. Requiring modernisation, this spacious property offers excellent potential and features two reception rooms, an extended kitchen, a generous family bathroom, off-road parking, and enclosed rear garden. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance porch opening to living room, sitting/dining room and extended kitchen. To the first floor the landing provides access to three bedrooms and a larger than average bathroom with a four piece suite. Outside, there is off-road parking, garage (storage only) and enclosed rear garden. Ashfield Avenue is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and major road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Porch:

Living Room: (15'1" x 10'11") 4.61 x 3.32

Dining Room: (10'0" x 13'5") 3.06 x 4.10

Extended Kitchen: (10'0" x 10'0") 3.06 x 3.06

First Floor Landing: (3'11" x 6'2") 1.19 x 1.89

Bedroom One: (10'2" x 13'5") 3.10 x 4.10

Bedroom Two: (9'2" x 11'1") 2.79 x 3.37

Bedroom Three: (6'9" x 7'10") 2.07 x 2.39

Bathroom: (10'1" x 10'0") 3.07 x 3.04

Outside:

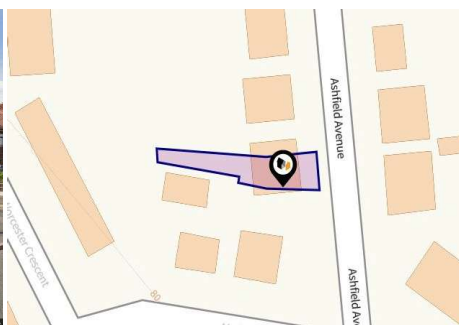
There is gated access providing access to a driveway providing off-road parking. Gated access to the side elevation leads to the rear garden and GARAGE (storage purposes only).

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.

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
Plot Area:	0.06 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY8768

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	233	1000
mb/s	mb/s	mb/s
		

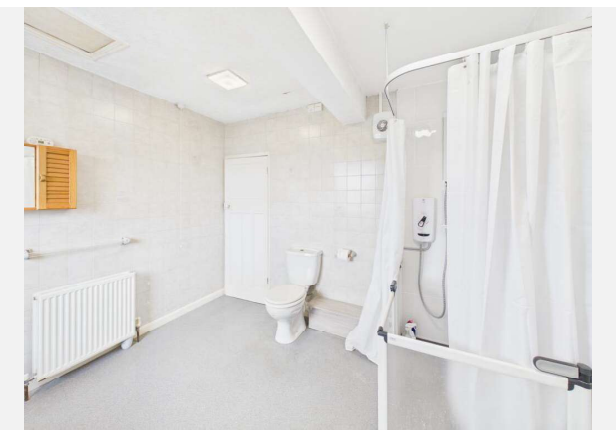
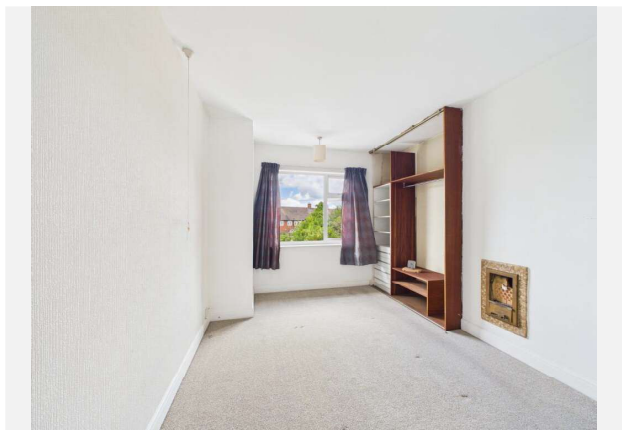
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





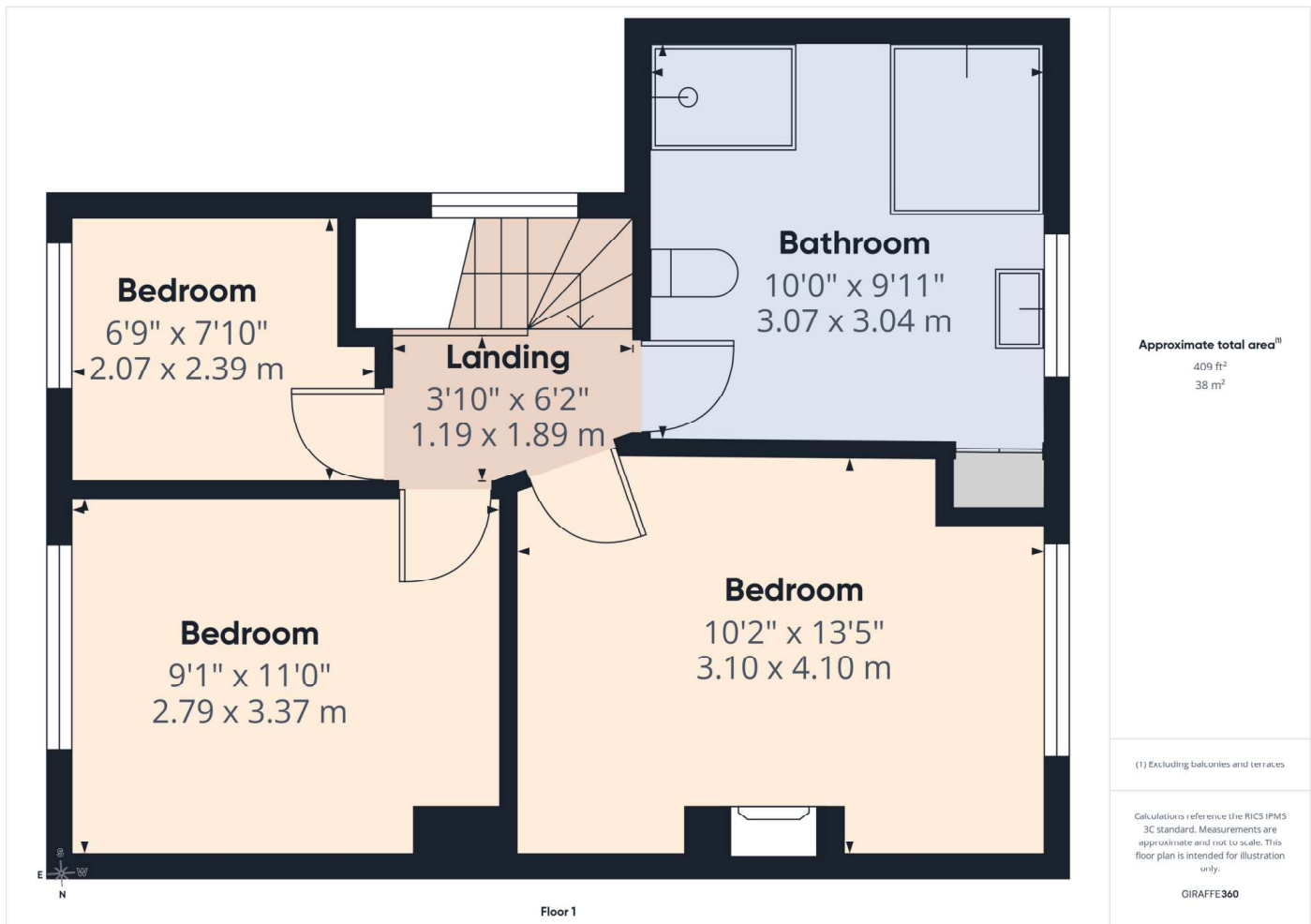




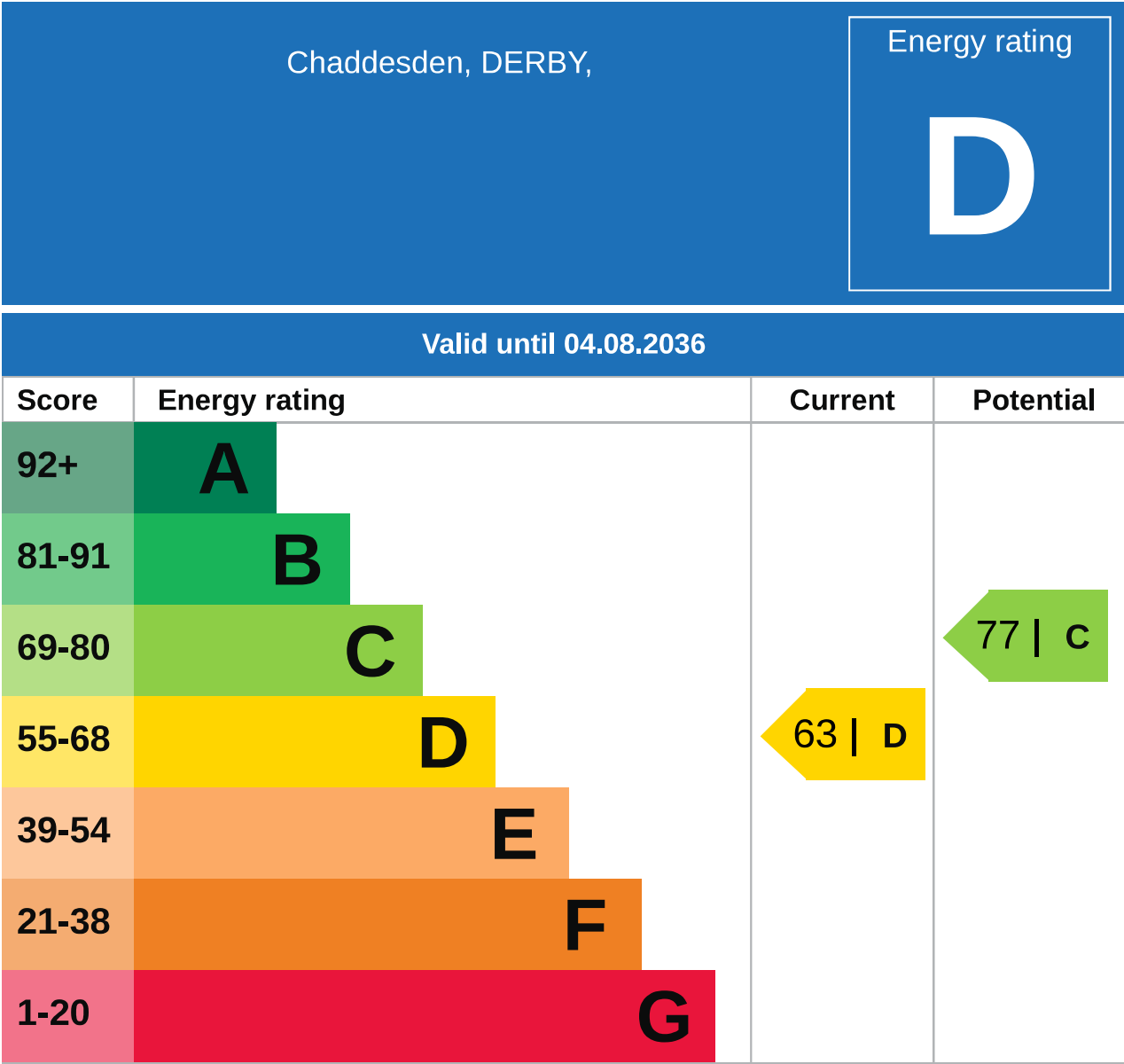
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	82 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

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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.



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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