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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 07<sup>th</sup> October 2025**



## ATCHISON GARDENS, CHADDESDEN, 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 Presented, Modernised & Improved Home
- > No Upward Chain, Excellent First Time Buy/Family Home
- > Early Viewing Recommended
- > EPC Rating C, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

### Property Description

A well proportioned, three-bedroom inner terrace property available with no upward chain. Ideal for a first time buyer or growing family, the property enjoys the benefit of a refitted, open-plan living/breakfast kitchen with integrated appliances an enclosed rear garden with three outhouses (including a WC) and a viewing is highly recommended! The property benefits from gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, lounge and refitted open plan living/breakfast kitchen with integrated appliances. To the first floor the landing provides access to three good size bedrooms and a bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations. Atchison Gardens is a cul-de-sac of similar properties and is well situated for both Chaddesden Park And Cherry Tree schools, Chaddesden Park and local amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

### Room Measurement & Details

Porch: (6'10" x 2'5") 2.08 x 0.74

Hallway: (6'0" x 11'4") 1.83 x 3.45

Lounge: (11'4" x 11'5") 3.45 x 3.48

Kitchen Diner: (20'6" x 10'3") 6.25 x 3.12

Landing: (6'4" x 9'4") 1.93 x 2.84

Bedroom: (14'1" x 10'3") 4.29 x 3.12

Bedroom: (10'9" x 9'10") 3.28 x 3.00

Bedroom: (9'8" x 6'8") 2.95 x 2.03

Bathroom: (6'4" x 5'5") 1.93 x 1.65

### Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. There is a shared entry to the side elevation leading in-turn to the enclosed rear garden having a lawned area, patio area, three outhouses (two with power and one housing a WC) and fenced boundaries.

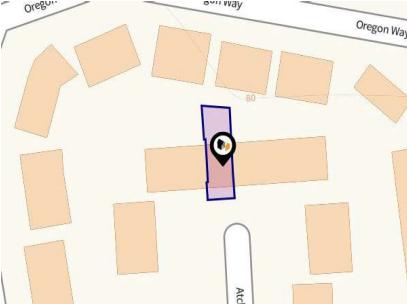
### Buyer Information:

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:	Terraced
Bedrooms:	3
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	1950-1966
Title Number:	DY543794

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)

**5**  
mb/s



**35**  
mb/s



**1800**  
mb/s



## Mobile Coverage:

(based on calls indoors)



## Satellite/Fibre TV Availability:

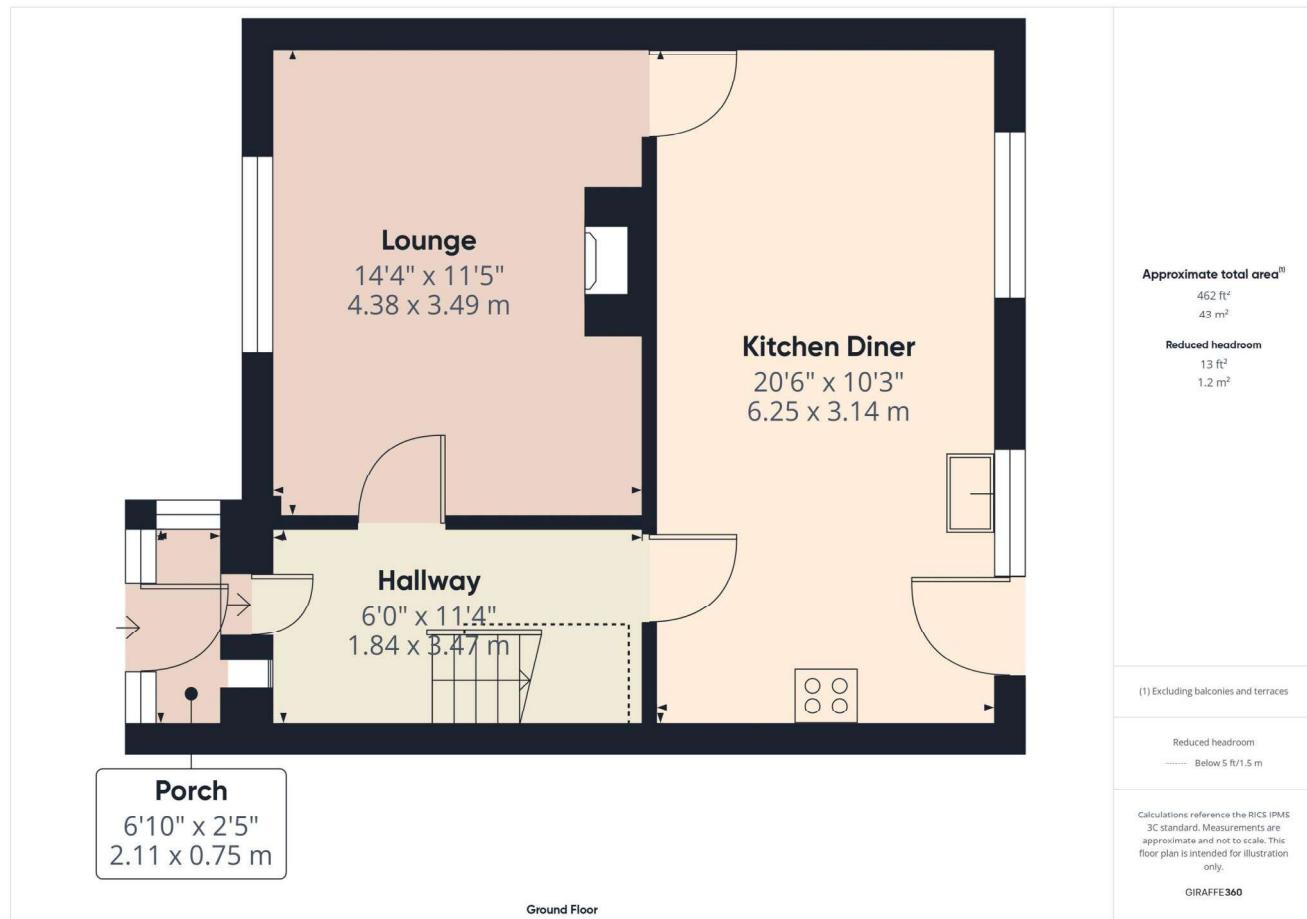
# Gallery Photos



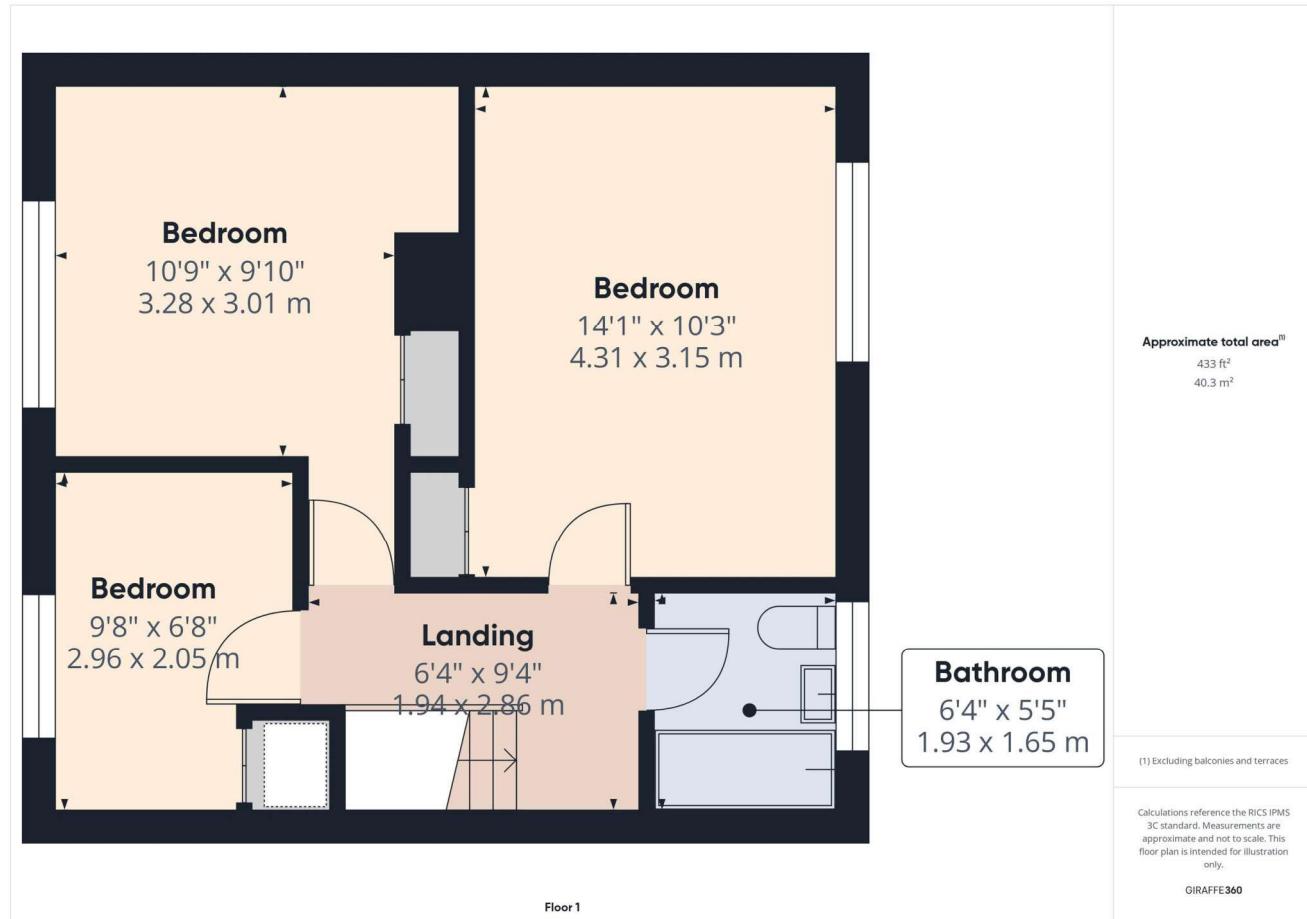
# Gallery Photos



## ATCHISON GARDENS, CHADDESDEN, DERBY, DE21



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# Property EPC - Certificate



Atchison Gardens, Chaddesden, DE21

Energy rating

C

Valid until 07.08.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (social)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, with external insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 22% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>

# 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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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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