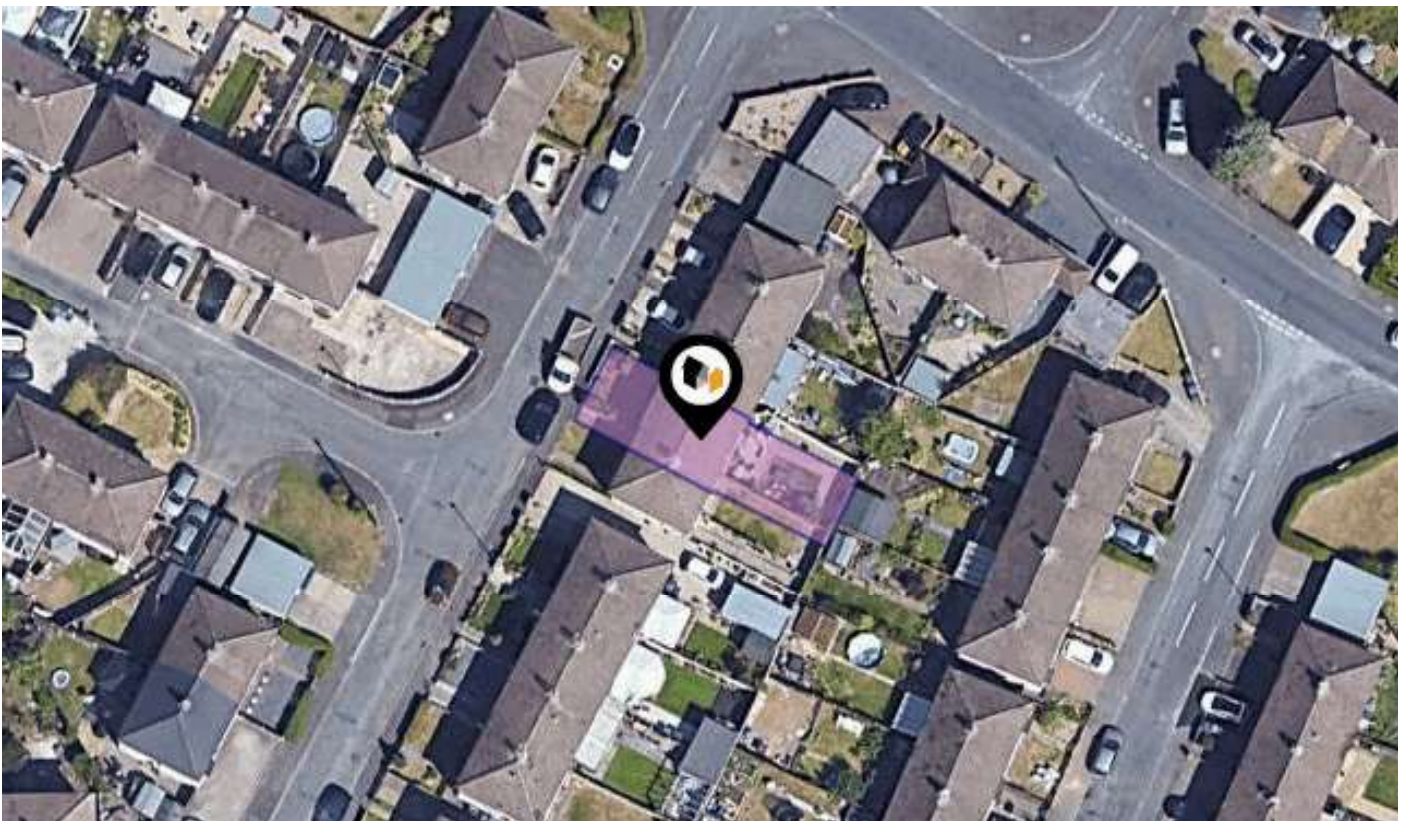




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 09th April 2026



MALTON PLACE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroom Mid Terraced Property
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold
- > Enclosed Rear Garden
- > Ideal For A First Buyer Or Investor

Property Description

Ideal for first-time buyers or investors, this three-bedroom mid-terrace property is located in the popular Breadsall Hilltop area of Derby, within a quiet cul-de-sac. Offered with no upward chain, the property benefits from uPVC double glazing, gas central heating, and an enclosed rear garden. There is also potential for off-road parking at the front, subject to the necessary consents. The accommodation briefly comprises an entrance hallway, a bay-fronted living room, and a modern dining kitchen. To the first floor, the landing provides access to three bedrooms (two doubles) and a fitted shower room with a three-piece suite. Externally, the property features a lawned foregarden to the front, while the rear offers an enclosed garden laid to lawn with a patio area, garden shed, and fenced boundaries. As previously mentioned there is also potential for off-road parking at the front, subject to the necessary consents. Malton Place is conveniently situated for local shops, schools, and transport links, with easy access to Derby city centre and major road networks including the A38, A52, and M1.

Room Measurement & Details

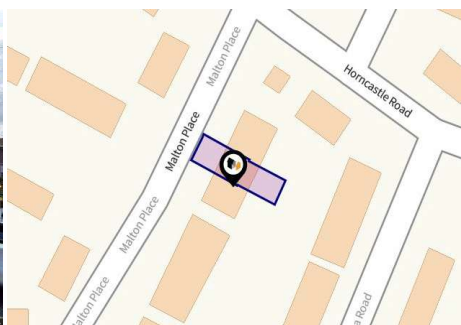
Hallway: (3'3" x 5'10") 0.99 x 1.78
Lounge: (11'3" x 14'7") 3.43 x 4.44
Kitchen Diner: (9'1" x 17'9") 2.77 x 5.41

Landing: (8'1" x 5'11") 2.46 x 1.80
Bedroom: (9'2" x 13'10") 2.79 x 4.22
Bedroom: (10'2" x 11'10") 3.10 x 3.61
Bedroom: (7'1" x 9'8") 2.16 x 2.95
Shower Room: (5'5" x 7'10") 1.65 x 2.39

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: | 850 ft ² / 79 m ² |
| Plot Area: | 0.04 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band A |
| Title Number: | DY27731 |

Tenure: Freehold

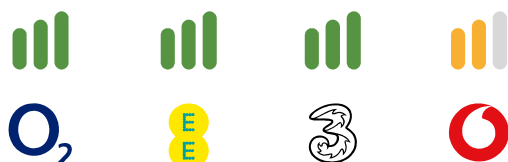
Local Area

| | |
|--------------------|----------|
| Local Authority: | Derby |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

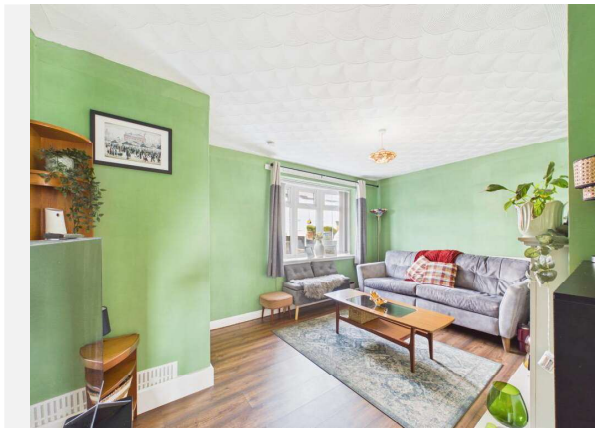
| | | |
|-----------|------------|--------------|
| 3 mb/s | 37 mb/s | 1000 mb/s |
| | | |

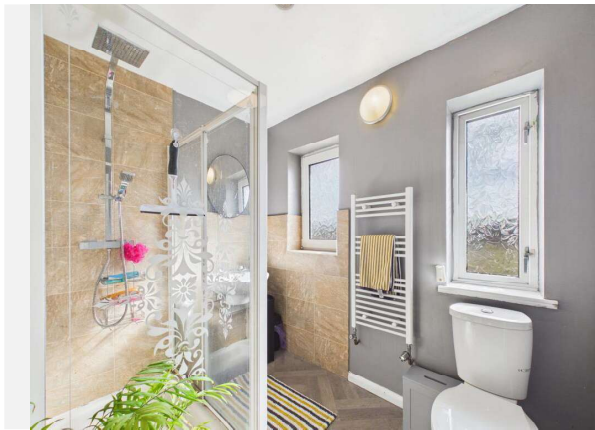
Mobile Coverage:
(based on calls indoors)



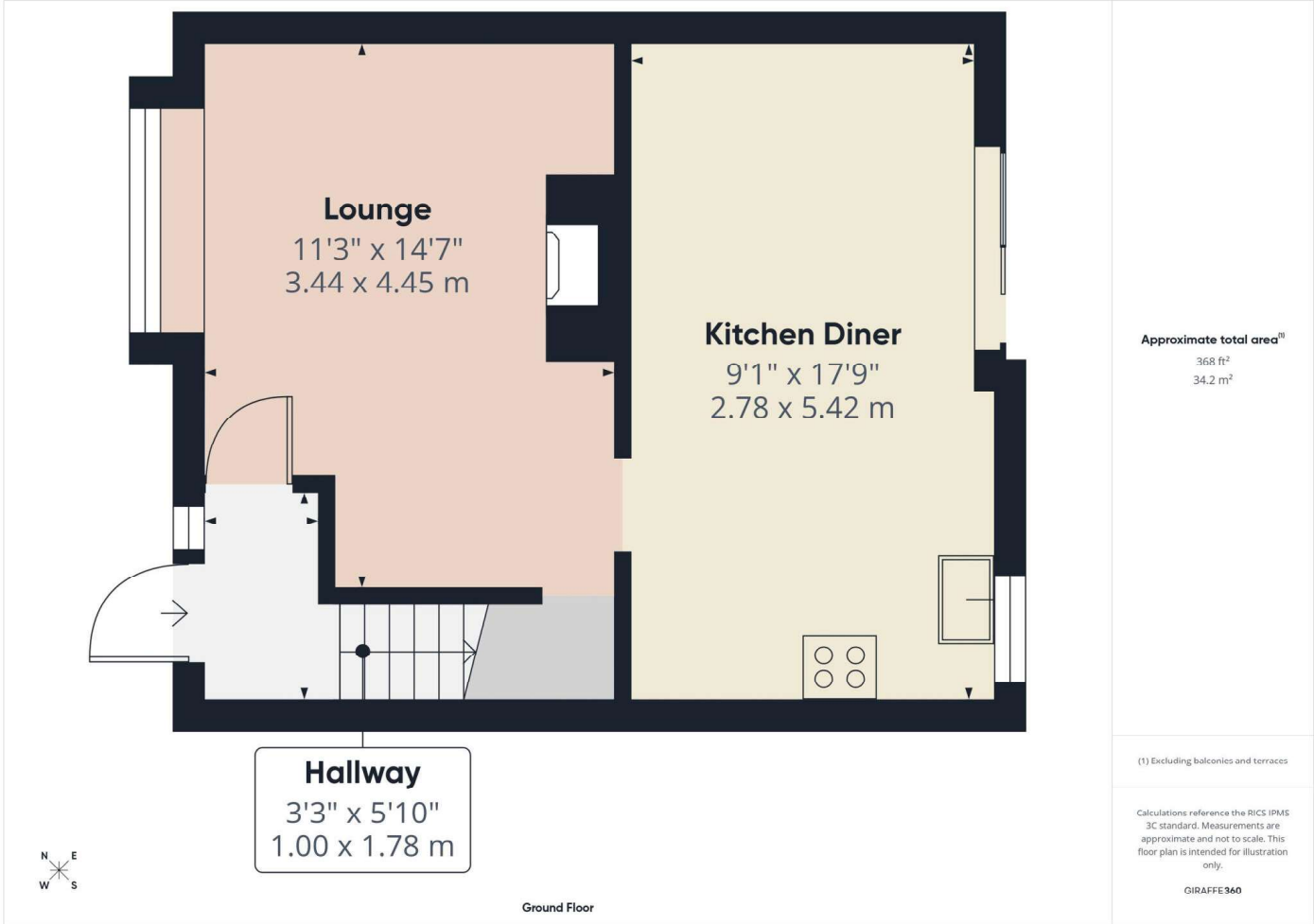
Satellite/Fibre TV Availability:



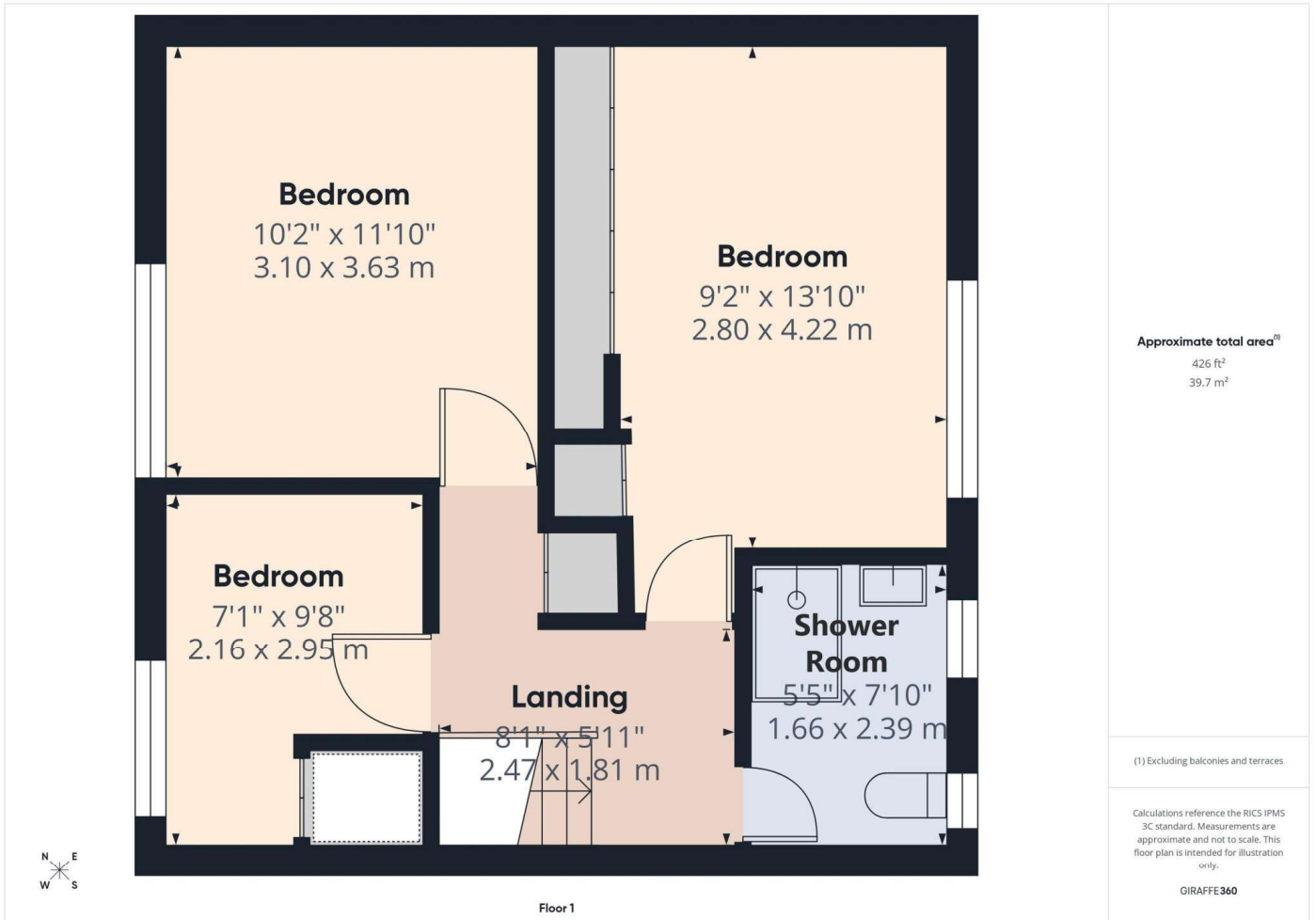




MALTON PLACE, DERBY, DE21



MALTON PLACE, DERBY, DE21



Property EPC - Certificate



Malton Place, DE21

Energy rating

D

Valid until 21.06.2027

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | System built, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 55% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 79 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

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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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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