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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th July 2026



PERTH STREET, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Proportioned And Modernised Semi-Detached Home
- > Ideal Family Home/First Time Buy
- > Off-Road Parking For Two Vehicles
- > EPC Rating D, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold

Property Description

A modernised and well-proportioned three-bedroom semi-detached home, ideally situated in a popular residential location close to a range of local amenities. Perfect for first-time buyers or growing families. The property benefits from off-road parking for two vehicles and a private, enclosed rear garden, ideal for relaxing or entertaining. Early viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, living room with feature fireplace, fitted kitchen, dining room and side lobby with cloaks/wc. There is also a separate utility room which is accessed externally. To the first floor the landing provides access to three bedrooms and refitted bathroom with a three piece suite. Outside, there is off-road parking for two vehicles to the front elevation and an enclosed rear garden. Perth Street is well situated for local amenities including shops, schools and transport links together with A road links including the A38, A52 and M1 motorway.

Room Measurement & Details

Entrance Hall: (6'1" x 10'7") 1.85 x 3.23

Living Room: (14'8" x 10'9") 4.47 x 3.28

Dining Room: (8'10" x 10'2") 2.69 x 3.10

Kitchen: (11'10" x 10'0") 3.61 x 3.05

Cloaks/WC:

Utility Room: (5'5" x 11'6") 1.65 x 3.51

First Floor Landing: (6'0" x 7'11") 1.83 x 2.41

Bedroom One: (12'8" x 8'8") 3.86 x 2.64

Bedroom Two: (11'2" x 10'4") 3.40 x 3.15

Bedroom Three: (6'5" x 7'4") 1.96 x 2.24

Bathroom: (7'7" x 5'5") 2.31 x 1.65

Outside:

Off-road parking is provided to the front elevation for two vehicles. There is gated access to the side elevation with covered area and access to the utility room. The rear garden is enclosed and has two lawned areas, fenced boundaries and garden store. Cold water tap.

Buyer Information:

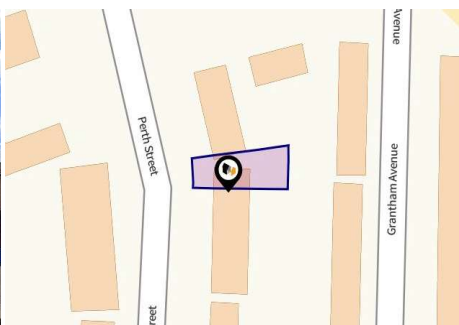
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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

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A Moving Experience



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:	£1,537
Title Number:	DY494205

Tenure: Freehold

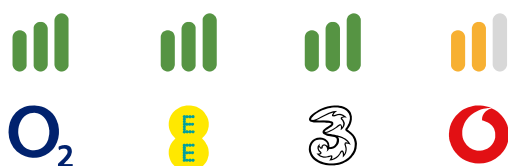
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

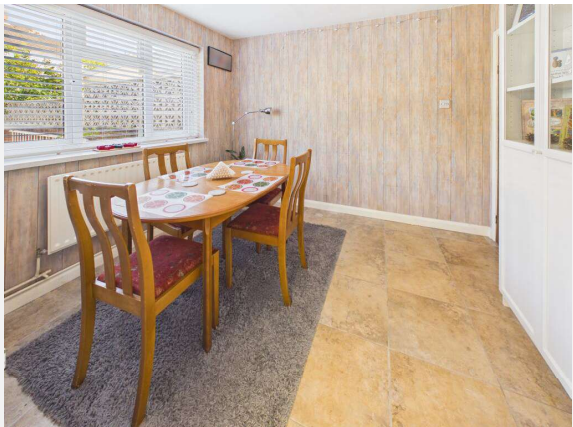
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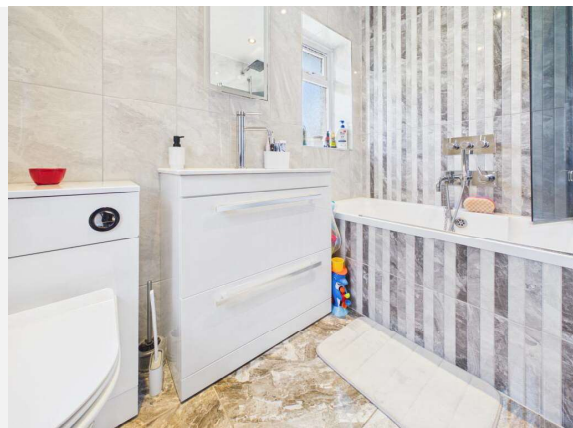
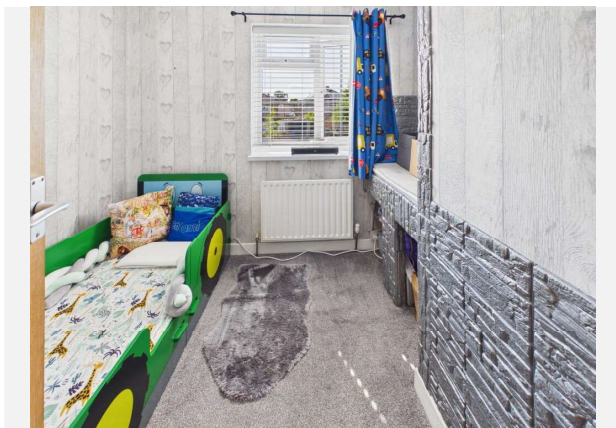
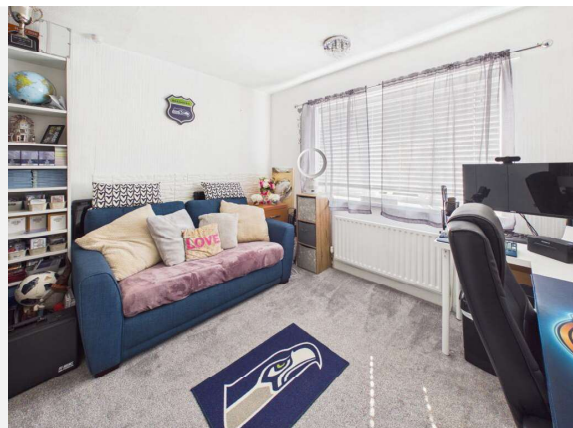
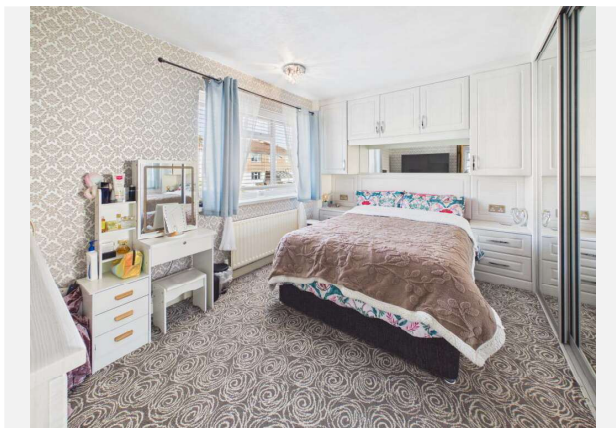
Mobile Coverage:
(based on calls indoors)



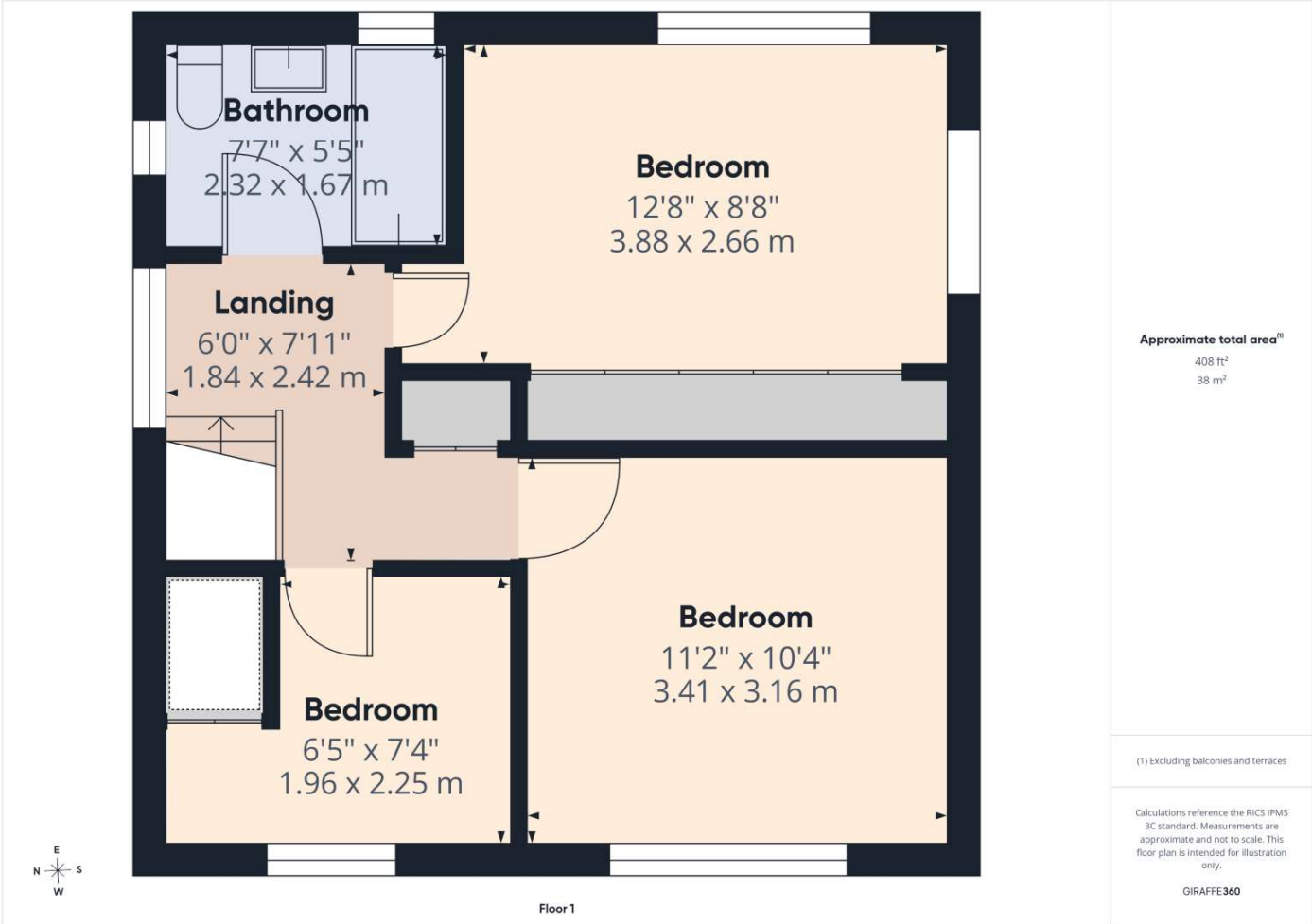
Satellite/Fibre TV Availability:



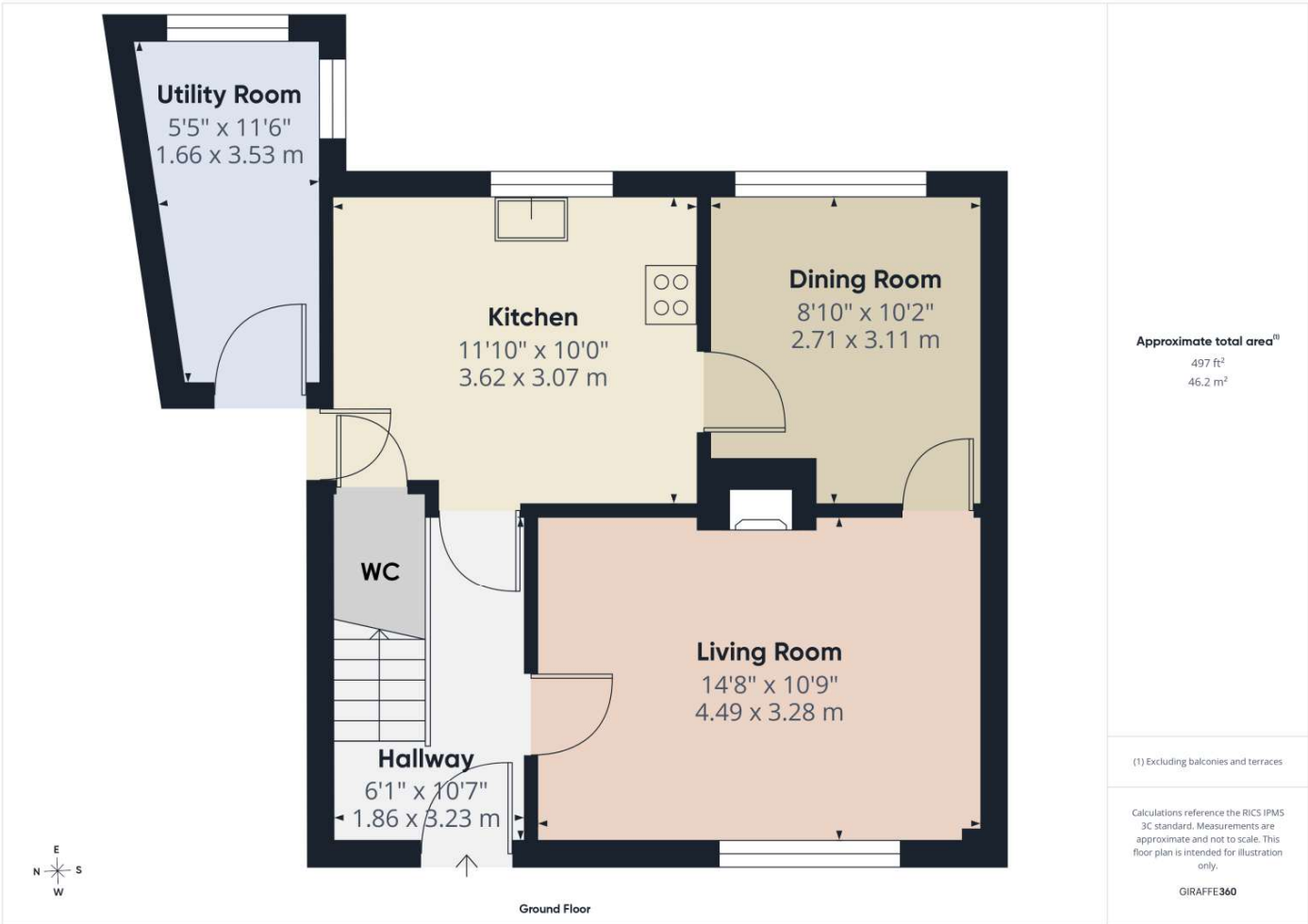




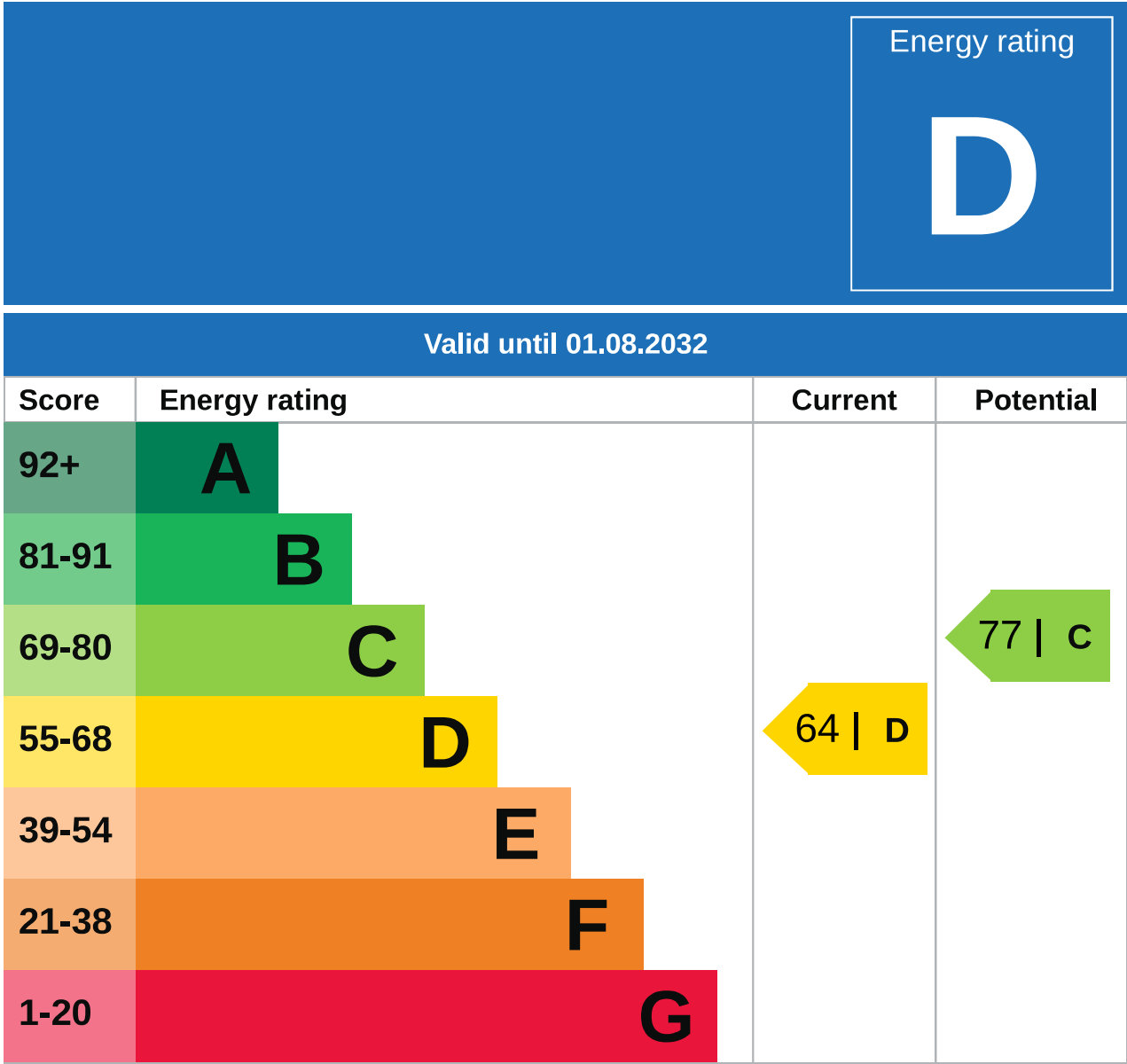
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Property EPC - Certificate





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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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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