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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd July 2026



BLYTH PLACE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroomed Semi- Detached Home
- > No Upward Chain, No Through Road Location
- > Off-Road Parking, Enclosed Rear Garden
- > EPC Rating D, Non Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned three-bedroom bay-fronted semi-detached home, available with no upward chain, ideal for first-time buyers or a growing family. The property occupies a no-through-road location close to local amenities and benefits from off-road parking and an enclosed rear garden. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, bay-fronted living room and dining kitchen. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, off-road parking is provided to the front elevation and there is an enclosed garden to the rear. Blyth Place is well situated for local shops, schools and transport links together with excellent road links for the A38, A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hall: (10'6" x 6'2") 3.20 x 1.88

Living Room: (10'7" x 14'6") 3.23 x 4.42

Dining Kitchen: (9'11" x 20'0") 3.02 x 6.10

First Floor Landing: (7'4" x 5'9") 2.24 x 1.75

Bedroom One: (10'6" x 10'3") 3.20 x 3.12

Bedroom Two: (10'2" x 11'1") 3.10 x 3.38

Bedroom Three: (7'2" x 9'7") 2.18 x 2.92

Bathroom: (5'11" x 10'5") 1.80 x 3.17

Outside:

There is a driveway to the front elevation providing off-road parking and gated access to the side elevation leads to an enclosed rear garden. Please Note:

This property has spray foam insulation installed in the roof space. As a result, it is advisable to consult your mortgage lender, as some lenders may have specific requirements or restrictions regarding properties with this type of insulation.

Buyer Information:

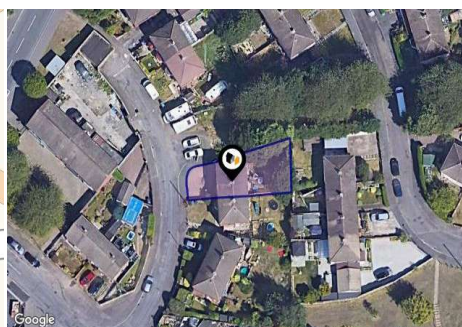
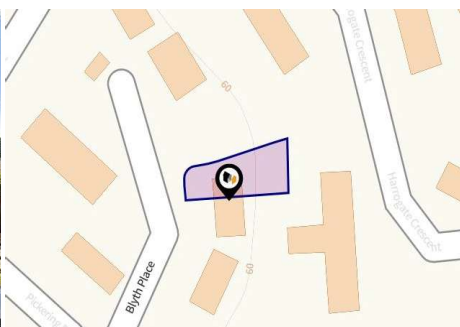
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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:	925 ft ² / 86 m ²
Plot Area:	0.06 acres
Year Built :	2002
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY297499

Tenure: Freehold

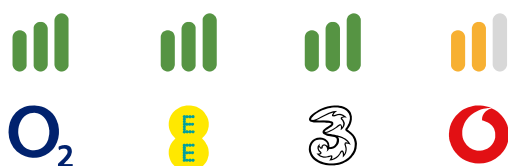
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

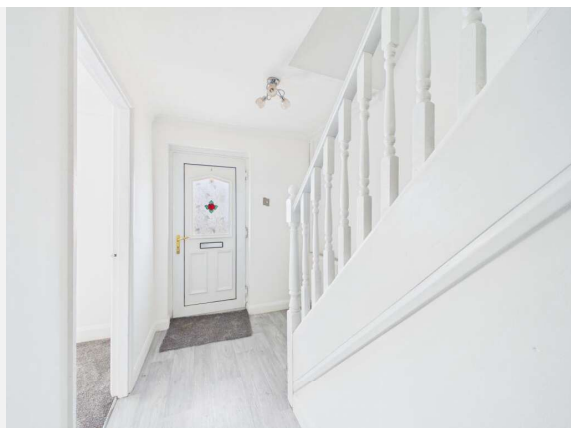
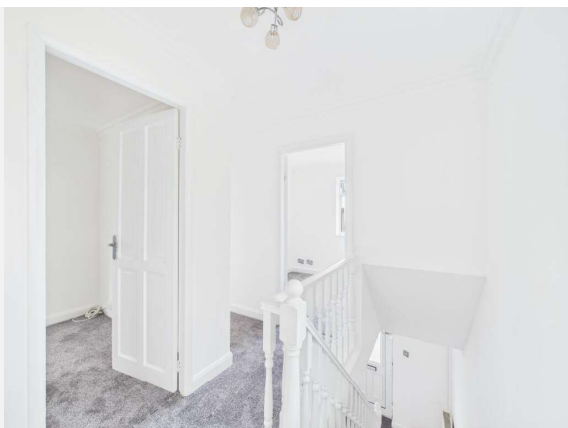
2	30	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



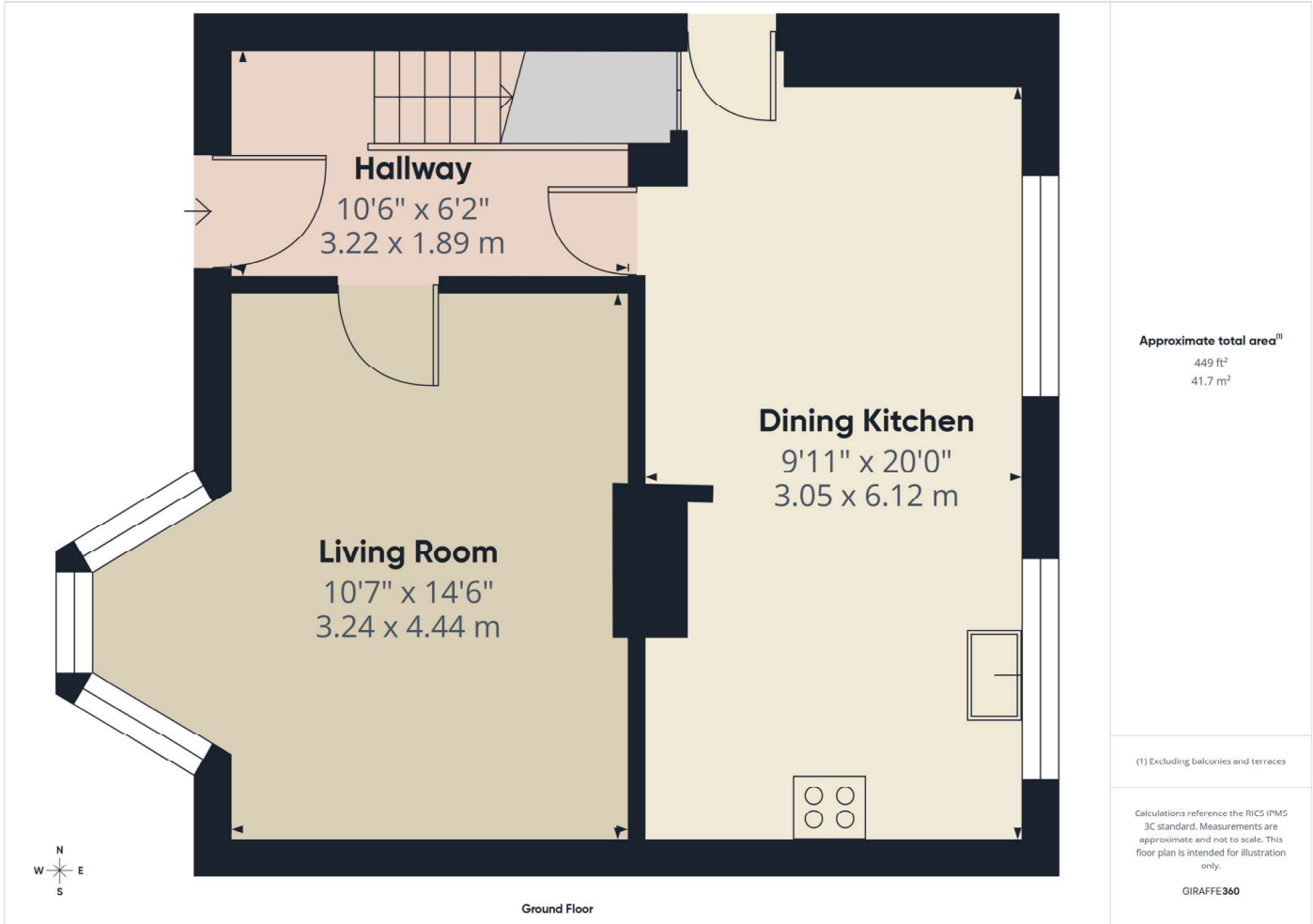
Satellite/Fibre TV Availability:



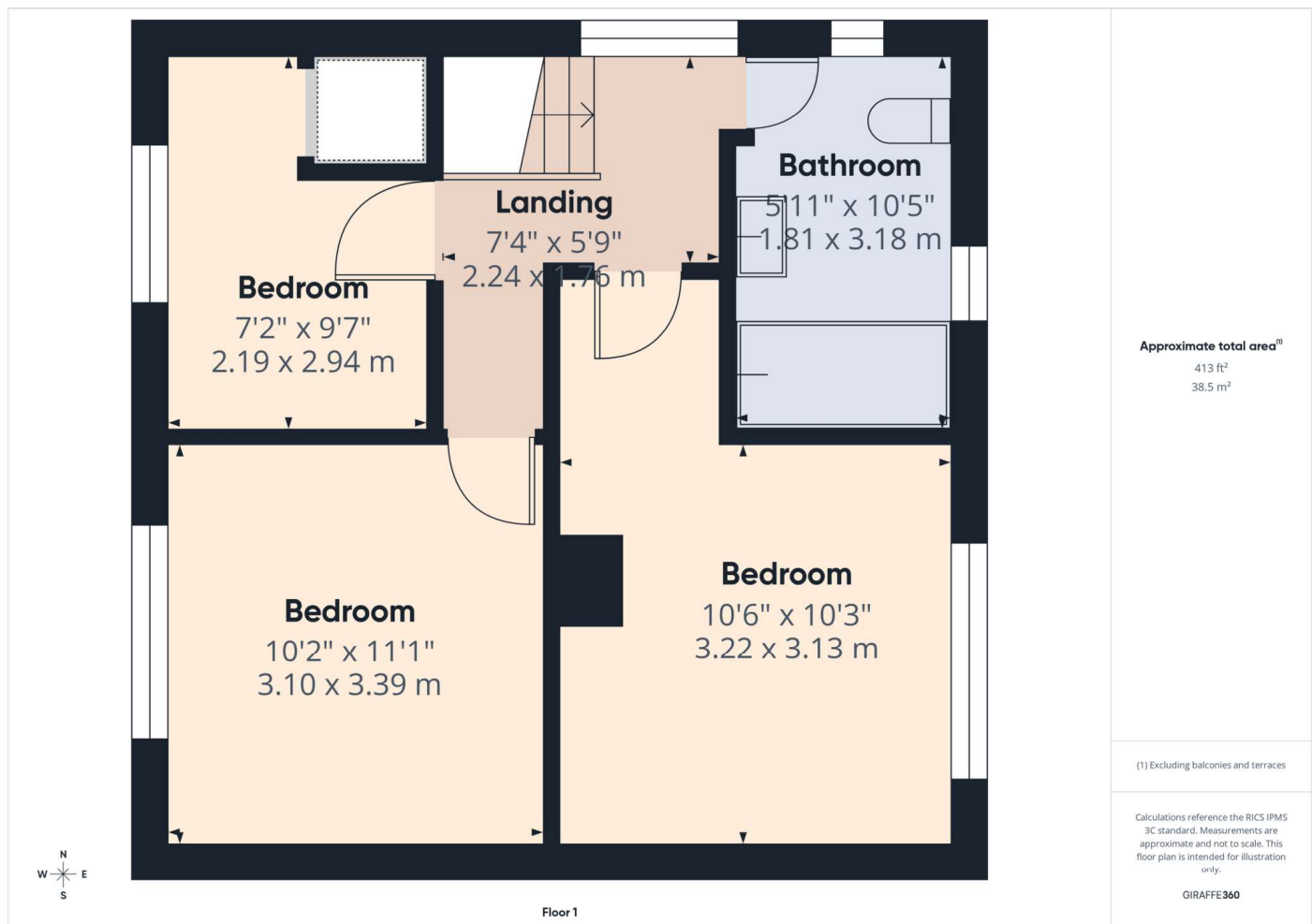




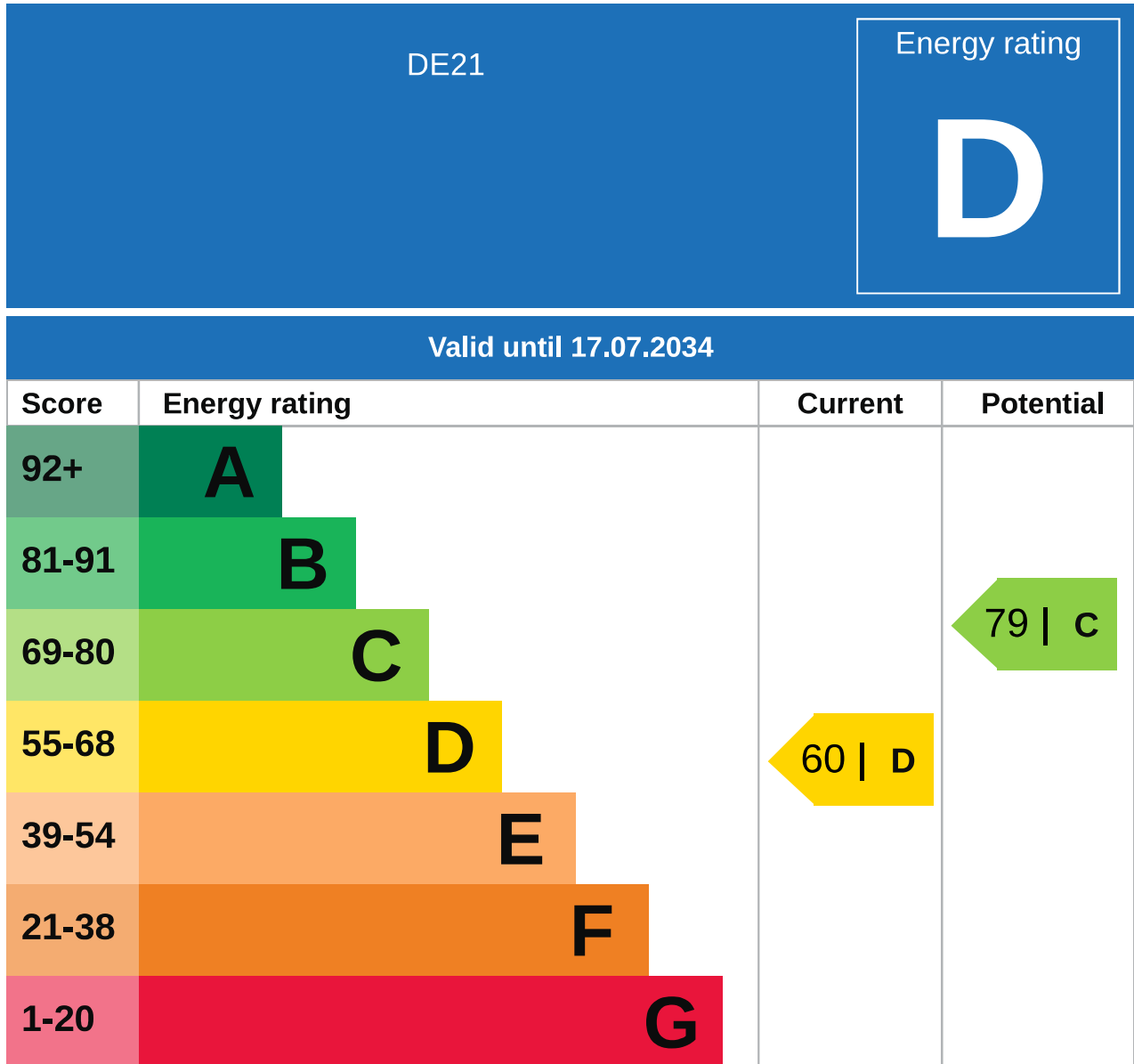
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	86 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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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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