

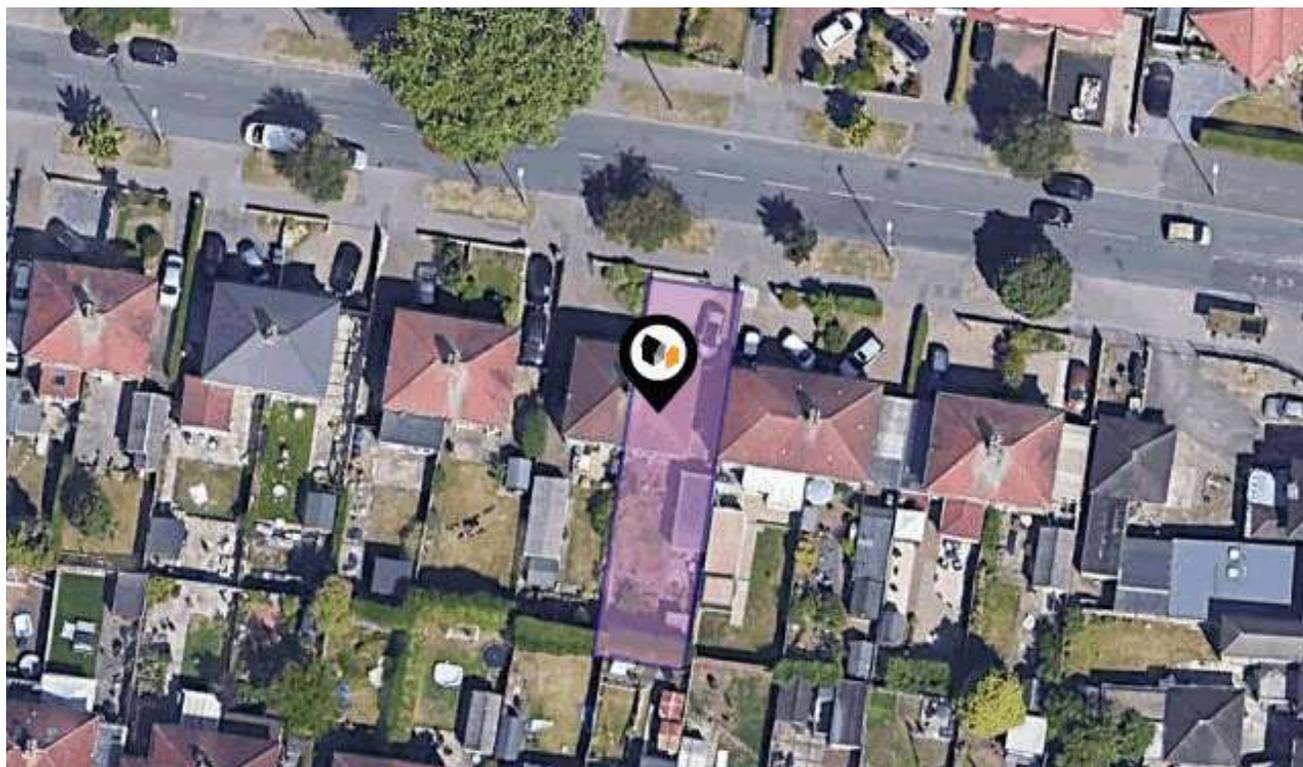


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th March 2026



MAX ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Bay-Fronted Three-Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal Family/First Time Home
- > Requires Some Further Cosmetic Improvement
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional three-bedroom bay-fronted semi-detached home, offered for sale with no upward chain. The property has undergone some modernisation and improvement, while still offering excellent scope for further enhancement. Benefiting from off-road parking, a garage, and a south-facing rear garden, this home presents an ideal opportunity for buyers looking to add their own personal touch. In brief, the accommodation comprises:- entrance porch, reception hallway, kitchen and dual aspect lounge/diner. To the first floor the landing provides access to three bedrooms and a refitted bathroom with a four piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking and a garage with inspection pit. Max Road, is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Porch: (5'1" x 3'6") 1.55 x 1.07
Entrance Hall: (5'7" x 8'11") 1.70 x 2.72
Lounge Diner:
Lounge Area: (8'10" x 12'6") 2.69 x 3.81
Dining Area: (10'0" x 13'8") 3.05 x 4.17
Kitchen: (5'7" x 10'0") 1.70 x 3.05
First Floor Landing: (4'0" x 6'0") 1.22 x 1.83
Bedroom One: (10'1" x 13'7") 3.07 x 4.14
Bedroom Two: (9'0" x 10'9") 2.74 x 3.28
Bedroom Three: (6'9" x 7'10") 2.06 x 2.39
Bathroom: (5'5" x 9'9") 1.65 x 2.97

Outside:

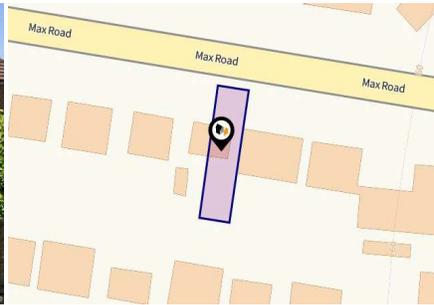
There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and there is access to the side elevation leading to a GARAGE with inspection pit. The rear garden is enclosed and enjoys a south-facing aspect.

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.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY339217		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



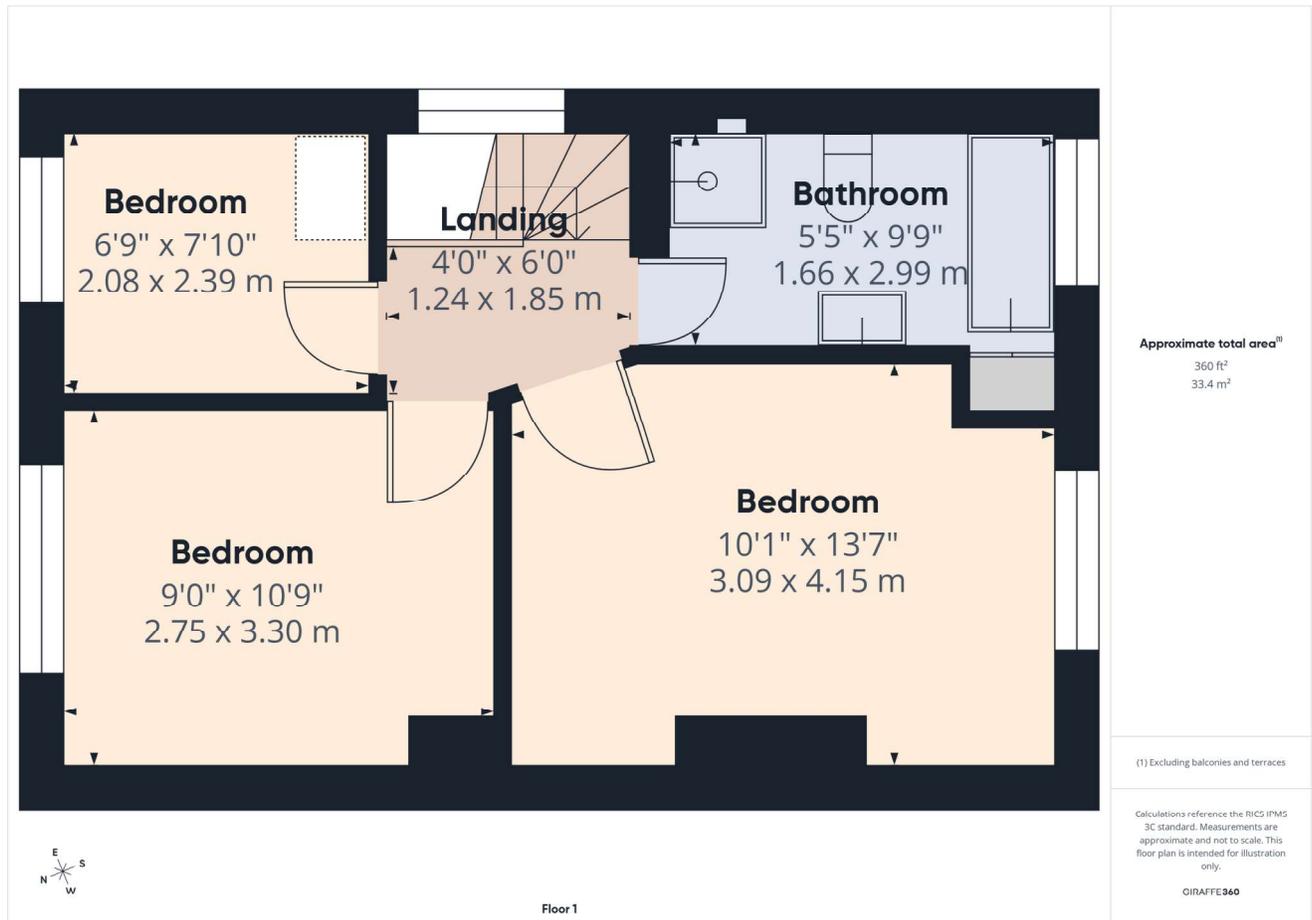
Gallery Photos



MAX ROAD, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DE21

Energy rating

D

Valid until 22.03.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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:	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 during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

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 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.

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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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Data Quality

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