

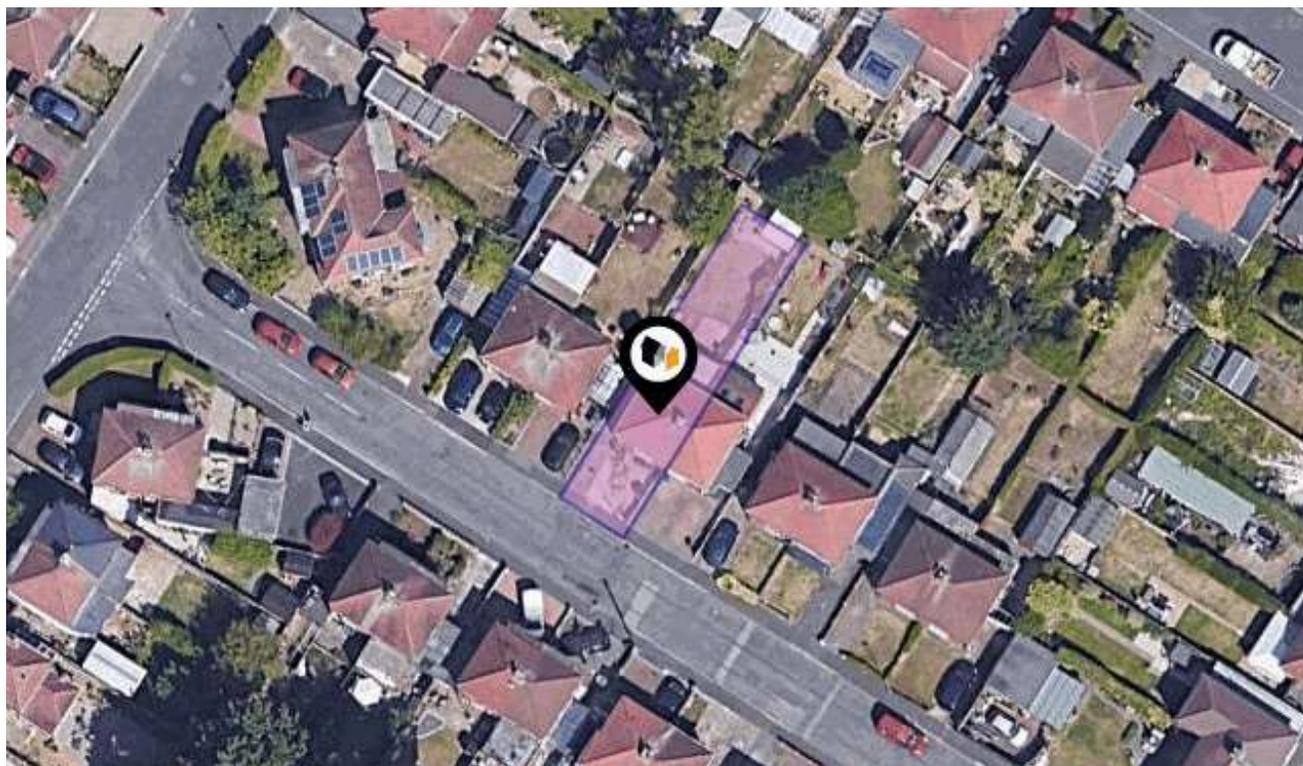


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12<sup>th</sup> February 2026



**SEFTON ROAD, CHADDESSEN, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Extended Semi-Detached Home Available With No Upward Chain
- > Ideal First Time Buy, Viewing Recommended
- > Extended To Rear Elevation, Off-Road Parking
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

Located in the popular area of Chaddesden and close to local amenities, this spacious two-bedroom home is offered for sale with no upward chain. The property features a good-sized through living/dining room and benefits from a ground floor rear extension, along with off-road parking and an enclosed rear garden. Benefiting from uPVC double glazing, gas central heating and briefly comprises:- entrance hall, spacious through living/dining room and kitchen. To the first floor the landing provides access to two bedrooms and bathroom with a three piece suite. Outside, there is off-road parking to the front elevation and there is a good size enclosed rear garden. The property is situated just off Reginald Road South and lies convenient for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links.

### Room Measurement & Details

Entrance Hall: (2'8" x 3'2") 0.81 x 0.97  
Living/Dining Room: (10'7" x 20'9") 3.23 x 6.32  
Kitchen: (13'4" x 9'8") 4.06 x 2.95  
First Floor Landing: (5'9" x 3'5") 1.75 x 1.04  
Bedroom One: (10'7" x 10'5") 3.23 x 3.17  
Bedroom Two: (7'11" x 10'0") 2.41 x 3.05  
Bathroom: (5'3" x 6'0") 1.60 x 1.83

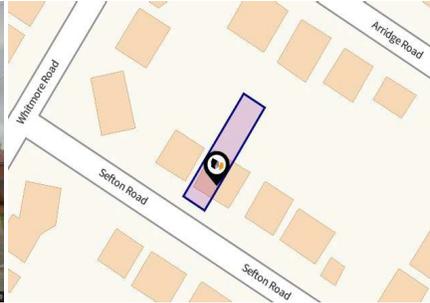
### Outside:

Off-road parking is provided to the front elevation. There is gated access to the side elevation leading to the enclosed rear garden which is laid mainly to lawn with paved patio area 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

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY84877		

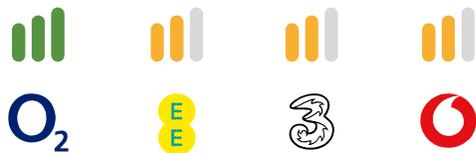
## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>38</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



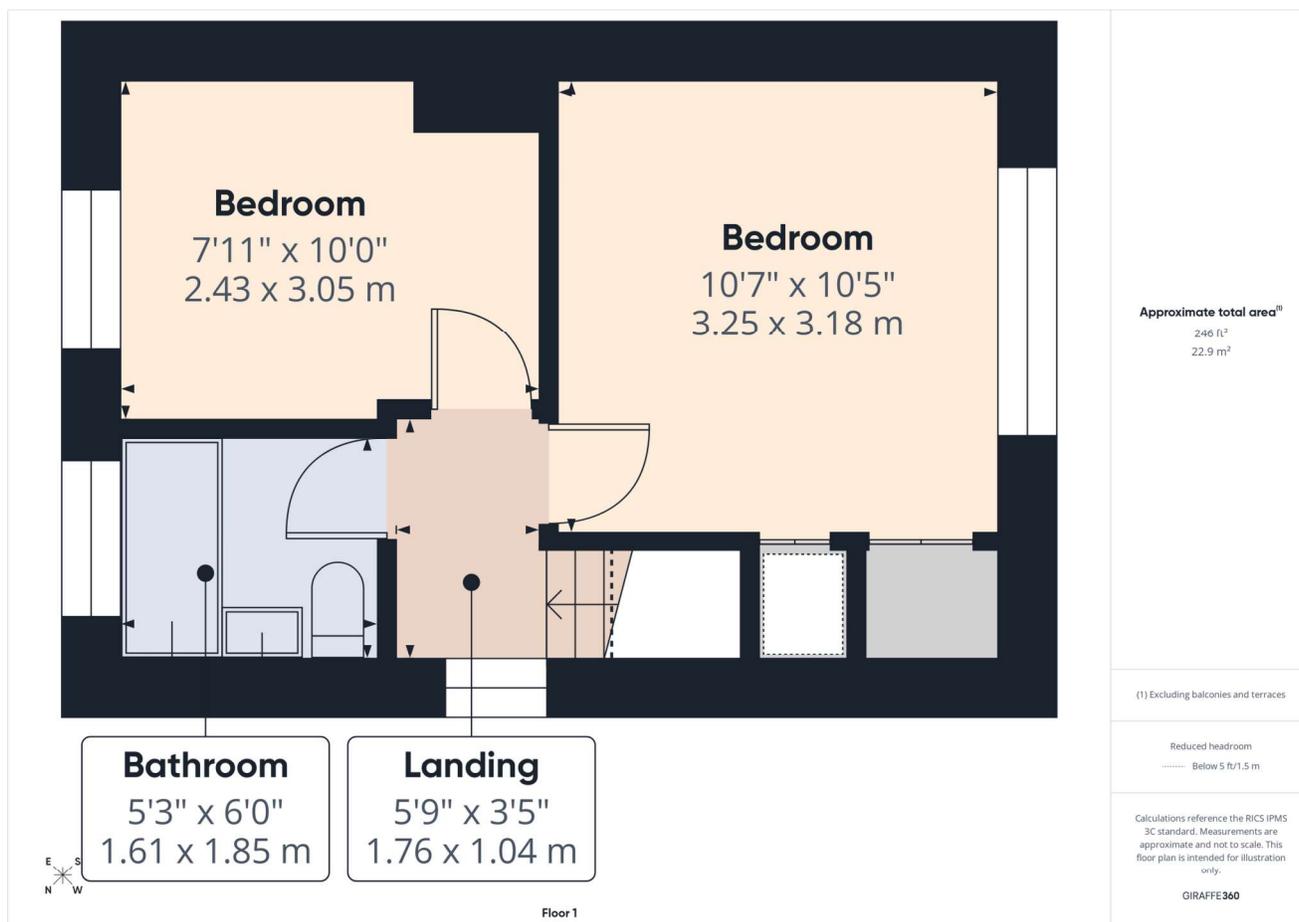
# Gallery Photos



## SEFTON ROAD, CHADDESSEN, DERBY, DE21



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# Property EPC - Certificate



Energy rating

D

Valid until 29.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# Hannells About Us



## Hannells

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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

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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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# 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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