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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12<sup>th</sup> January 2026



## TEWKESBURY CRESCENT, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Attractive And Well-Presented Mid Terrace Home
- > Four Double Bedrooms
- > Internal Viewing Highly Recommended
- > EPC Rating B, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

An exceptionally attractive and well-presented mid-terrace home, offering deceptively spacious accommodation throughout. This four double-bedroom property is ideal for first-time buyers or a growing family and benefits from a modern dining kitchen with integrated appliances, a bright conservatory, solar panels, and parking. Early viewing is highly recommended to fully appreciate all it has to offer. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance hall, spacious living room with feature wood burning stove, modern dining kitchen with breakfast bar and French doors leading to the conservatory. To the first floor the landing provides access to the partly boarded loft space with ladder, light and power. There are four good size bedrooms and modern shower room with a three piece suite. Outside, there is a driveway providing off-road parking for two vehicles along with gated side access. To the rear is an enclosed garden being mainly laid to lawn with useful garden shed with power connected, further storage and outside WC. Tewkesbury Crescent is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and road links including the A38, A52, M1 motorway and A50 respectively. As previously mentioned, an early viewing is absolutely essential

### Room Measurement & Details

Entrance Hall: (5'10" x 12'3") 1.78 x 3.73  
Living Room: (16'5" x 12'3") 5.00 x 3.73  
Dining Kitchen: (22'7" x 9'4") 6.88 x 2.84  
Conservatory: (10'11" x 13'1") 3.33 x 3.99  
First Floor Landing: (7'9" x 4'3") 2.36 x 1.30  
Bedroom One: (9'8" x 13'2") 2.95 x 4.01  
Bedroom Two: (13'0" x 8'6") 3.96 x 2.59  
Bedroom Three: (13'1" x 8'6") 3.99 x 2.59  
Bedroom Four: (8'5" x 10'1") 2.57 x 3.07  
Modern Shower Room: (7'9" x 5'7") 2.36 x 1.70

### 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>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,065 ft <sup>2</sup> / 99 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY114505		

## 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>5</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



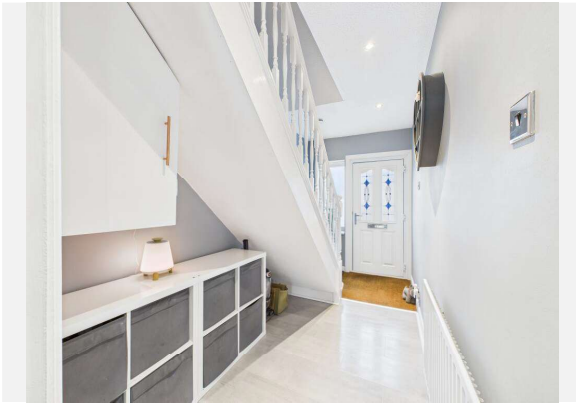
### Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



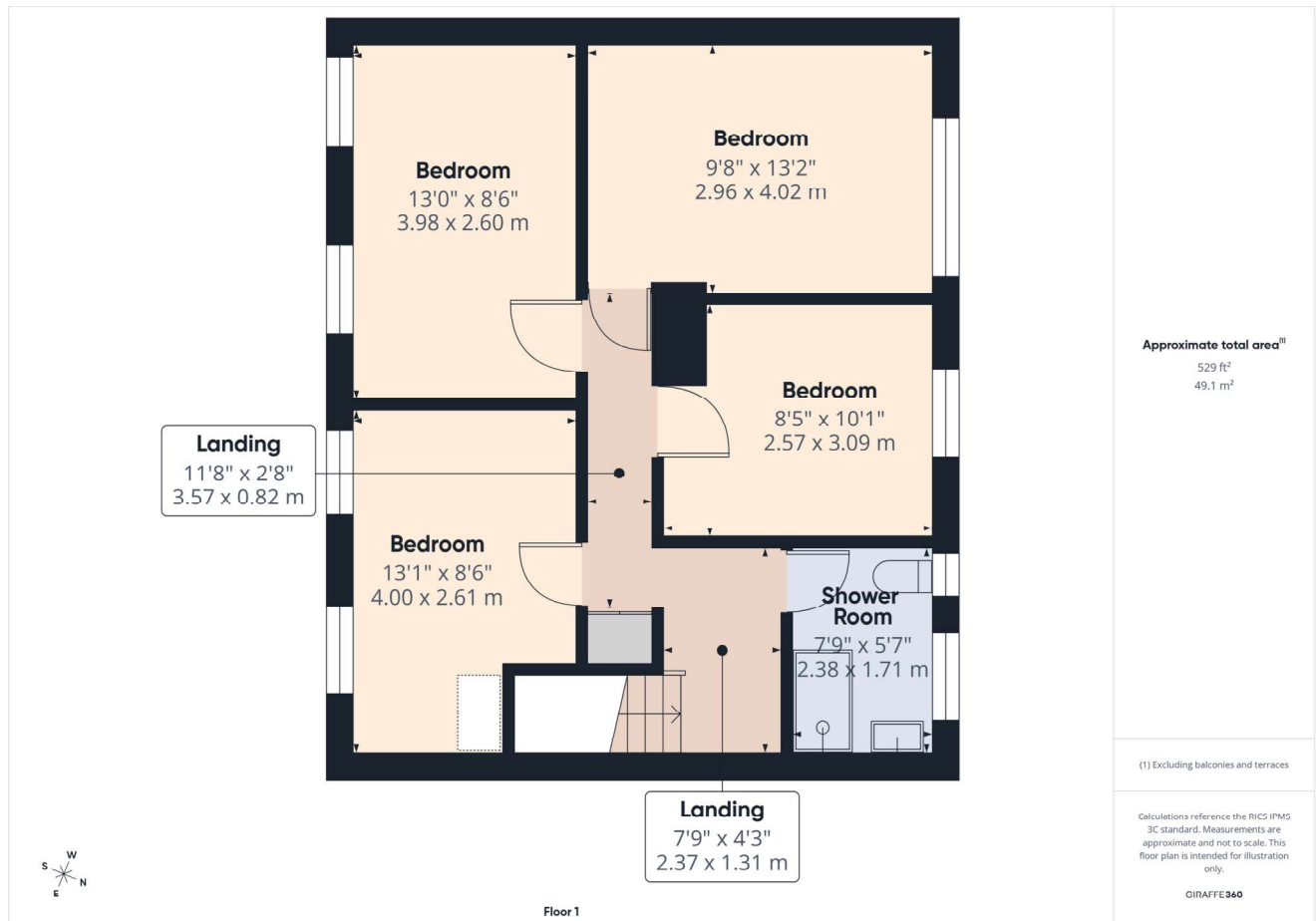
# Gallery Photos



## TEWKESBURY CRESCENT, DERBY, DE21



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# Property EPC - Certificate



DERBY, DE21

Energy rating

# B

Valid until 07.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	99 m <sup>2</sup>

# 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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