

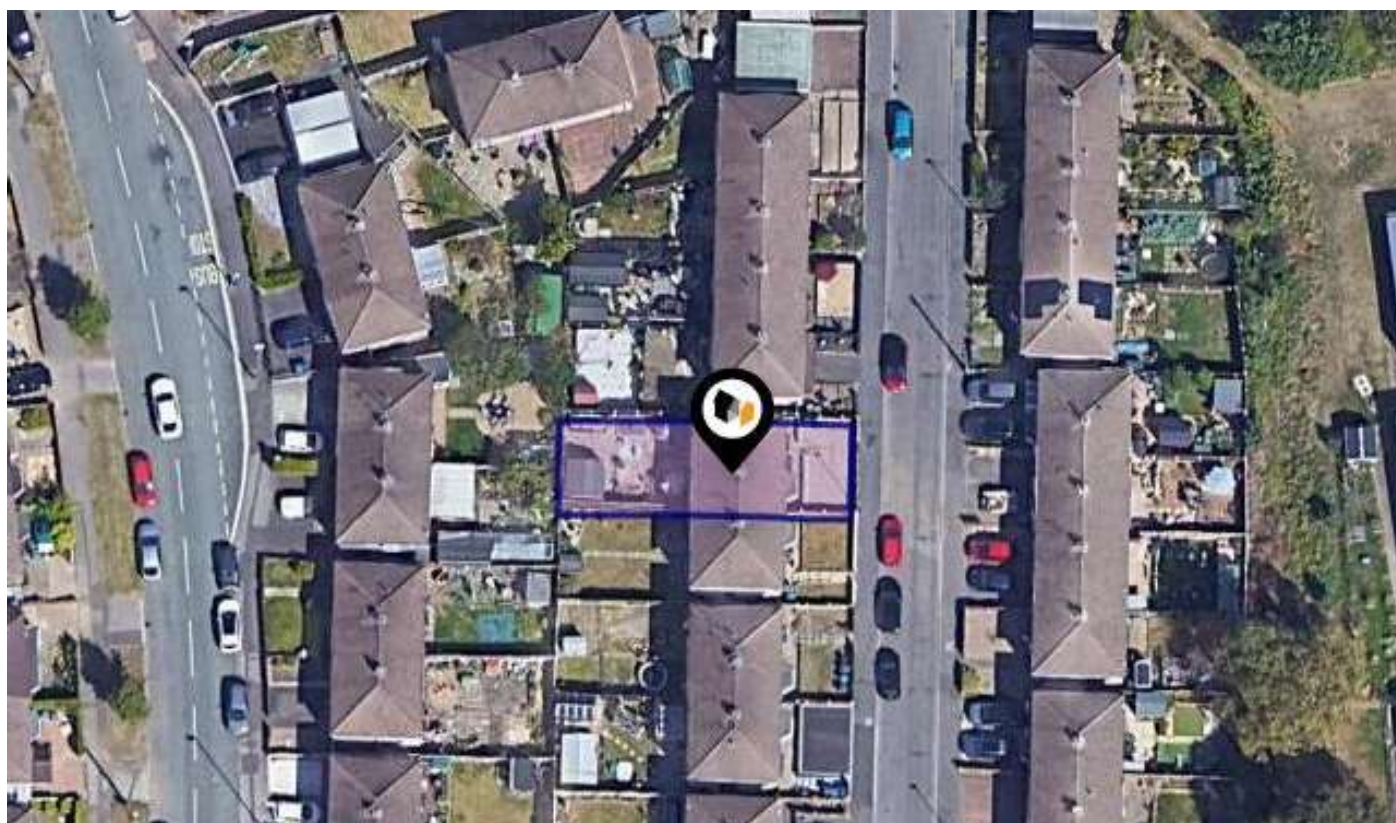


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd April 2026



GRANTHAM AVENUE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Proportioned, Three Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy/Family Home
- > Spacious Dining Kitchen
- > EPC Rating E, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

This spacious and well-presented three-bedroom home offers a generous bay-fronted lounge, fitted dining kitchen and a modern fitted bathroom. With maintenance free gardens to both front and rear elevations and offered with no upward chain, it would be ideal for the first time buyer or family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: reception hallway, bay fronted living room and fitted dining kitchen. To the first floor the landing provides access to three good-sized bedrooms and a modern bathroom. There are maintenance free gardens to both front and rear elevations. Grantham Avenue is well situated for local shops, schools and transport links together with excellent road links for the A52, M1, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (10'8" x 6'1") 3.25 x 1.85

Lounge: (10'6" x 14'8") 3.20 x 4.47

Dining Kitchen: (10'0" x 16'1") 3.05 x 4.90

Utility: (8'11" x 4'3") 2.72 x 1.30

First Floor Landing: (7'9" x 5'10") 2.36 x 1.78

Bedroom One: (10'9" x 12'11") 3.28 x 3.94

Bedroom Two: (10'3" x 11'1") 3.12 x 3.38

Bedroom Three: (7'4" x 6'6") 2.24 x 1.98

Bathroom: (5'3" x 7'7") 1.60 x 2.31

Outside:

There are gardens to both front and rear elevations, the front is mostly paved. There is gated access to the rear which leads to an enclosed and arranged for ease of maintenance.

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

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY340617

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

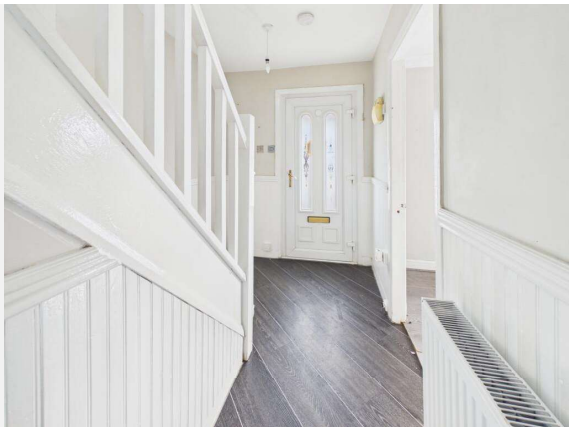
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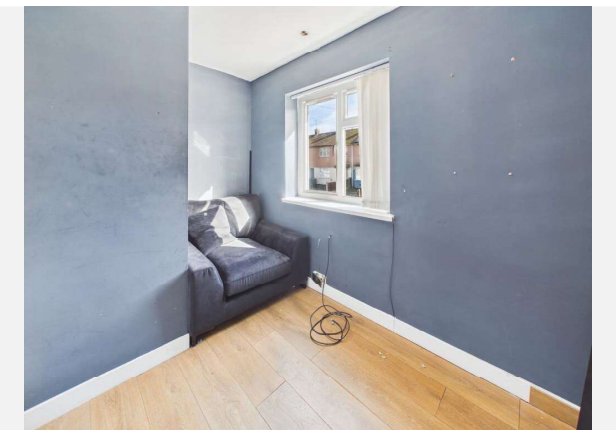
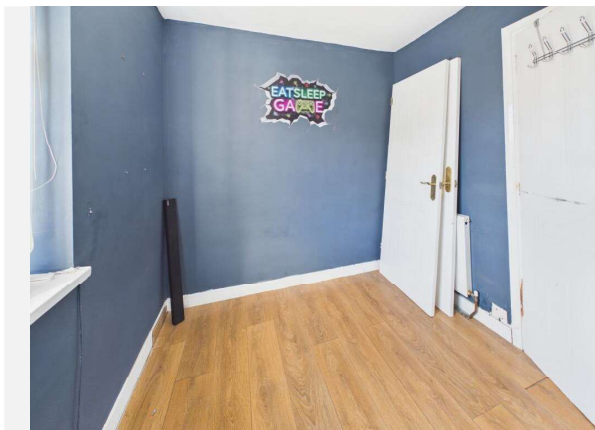
Mobile Coverage:
(based on calls indoors)



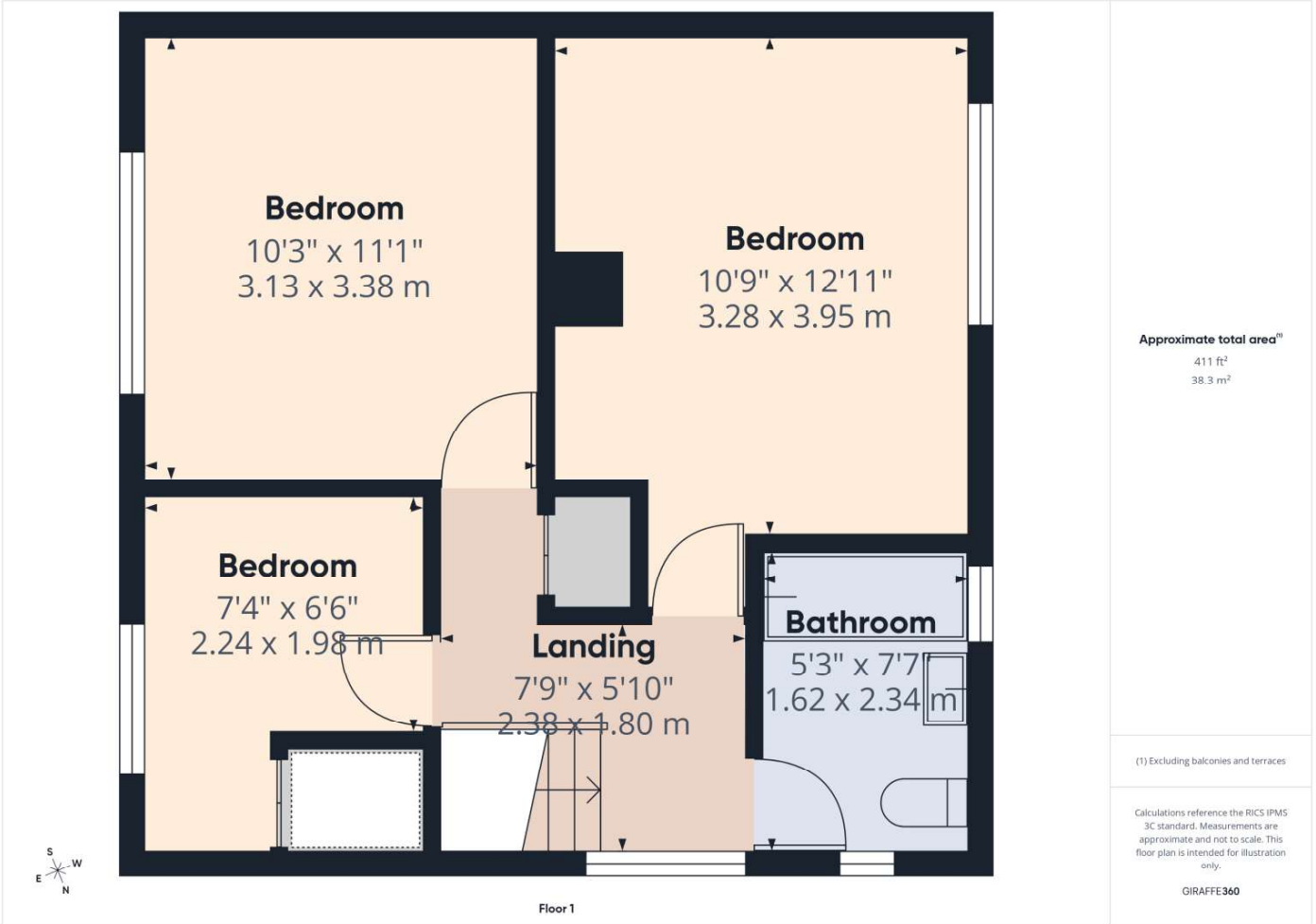
Satellite/Fibre TV Availability:



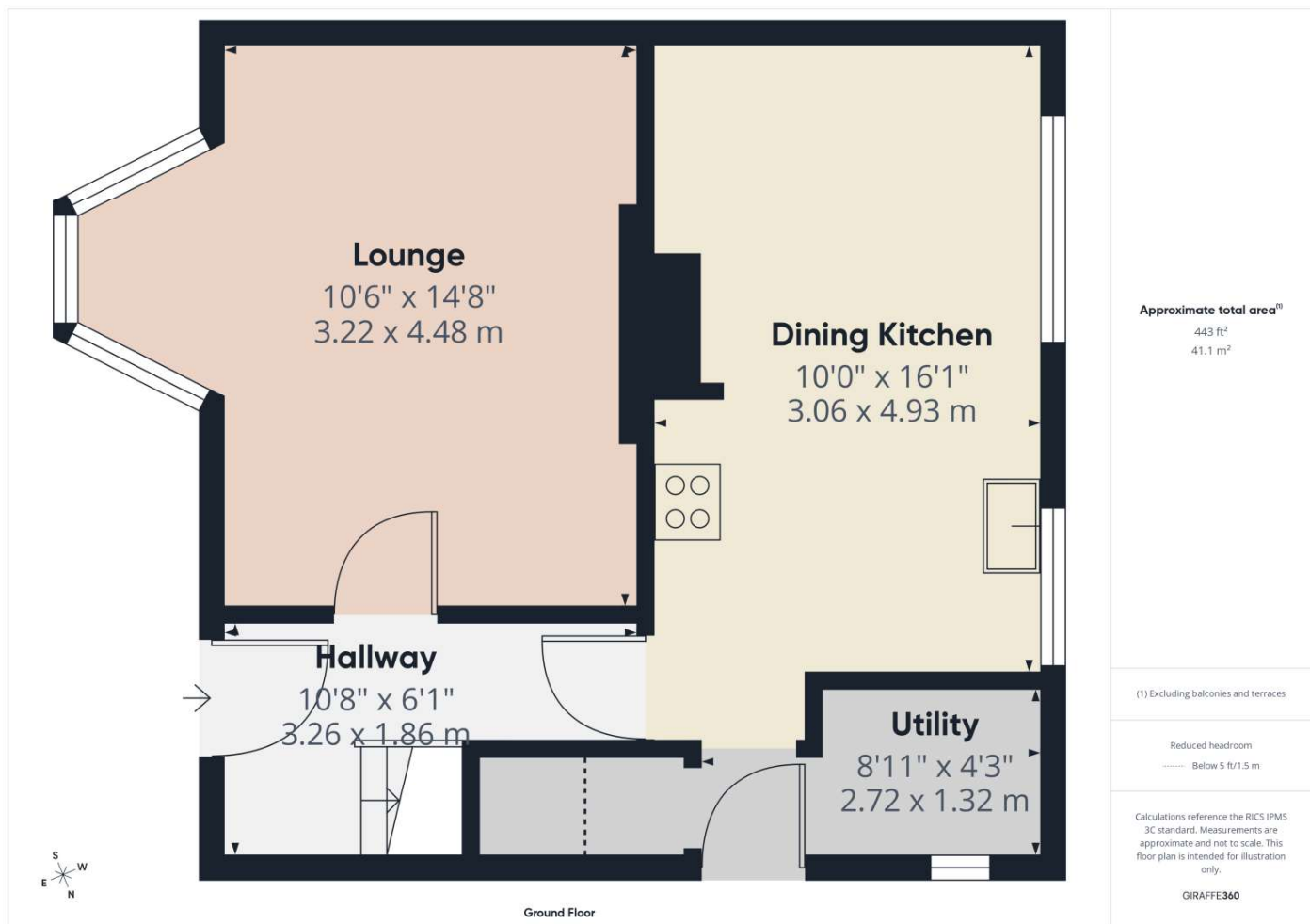




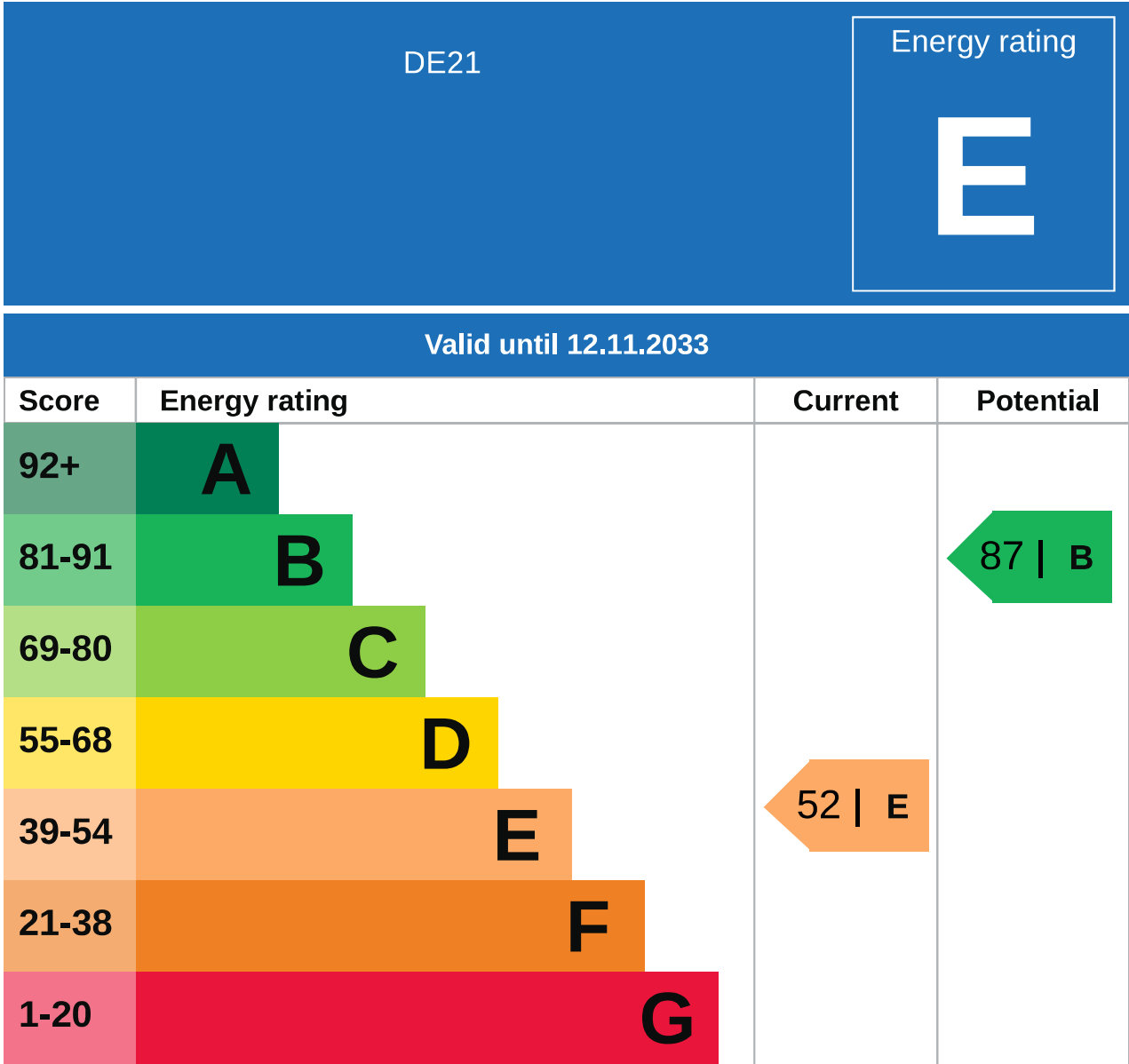
GRANTHAM AVENUE, DERBY, DE21



GRANTHAM AVENUE, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, with external insulation
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 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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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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