

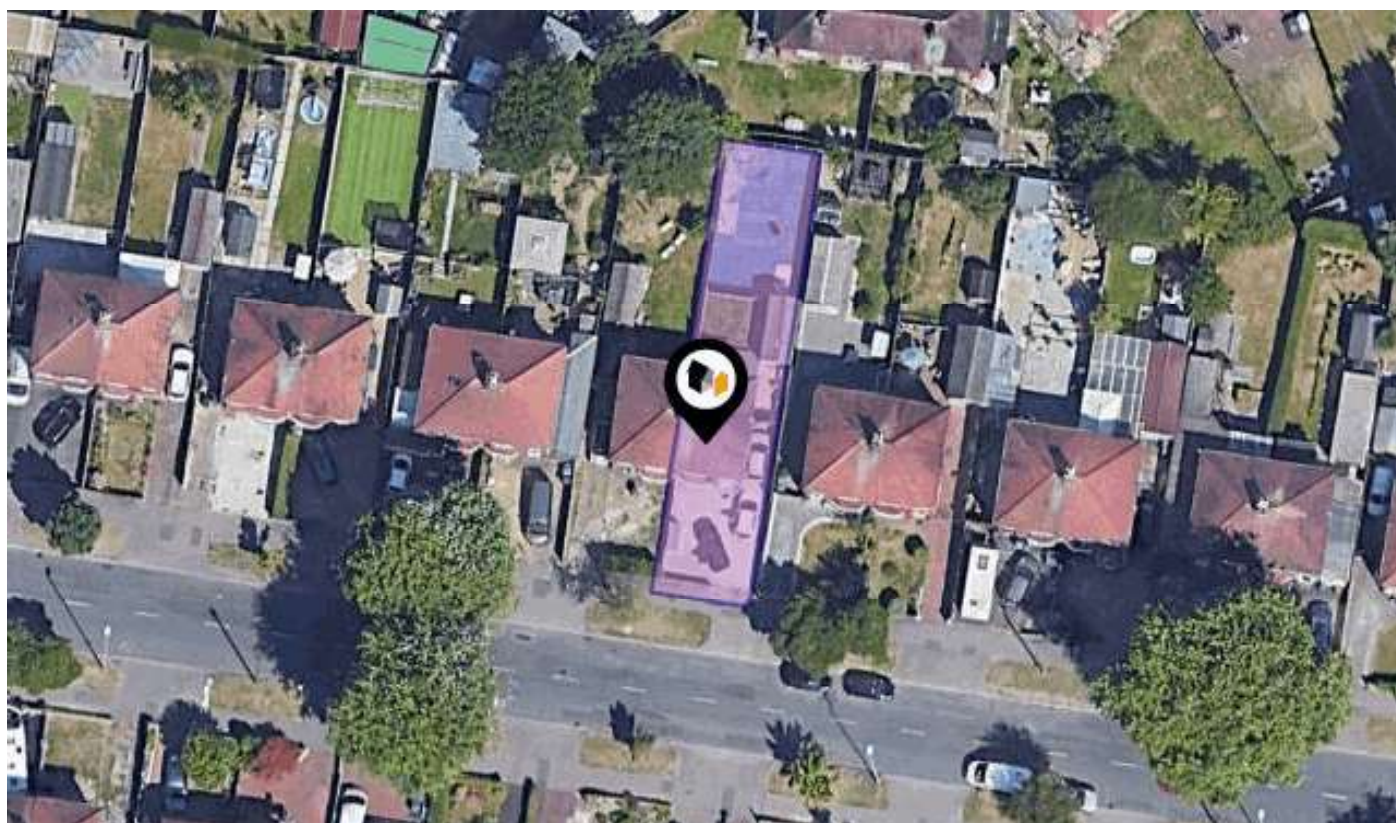


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13th May 2026



MAX ROAD, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



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Introduction

Our Comments



Useful Information:

- > Traditional, Three-Bedroom, Semi-Detached Home
- > Ideal Family/First Time Home
- > No Upward Chain, Early Viewing Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is recommended of this well-presented and appointed, traditional, bay-fronted, semi-detached home available for sale with no upward chain. The property would be ideal for a first time buyer or growing family and benefits from a refitted dining kitchen, three bedrooms and a modern bathroom, together with ample parking, a garage and an enclosed rear garden! The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, bay-fronted living room and refitted dining kitchen. To the first floor the landing provides access to three bedrooms, bedroom one with fitted wardrobes and refitted bathroom with a three piece suite. Outside, there is ample off-road parking to the front elevation for a number of vehicles together with a garage and enclosed rear garden. Max Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road link for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Reception Hallway: (14'5" x 5'6") 4.39 x 1.68

Bay Fronted Living Room: (12'6" x 10'0") 3.81 x 3.05

Dining Kitchen: (13'6" x 16'3") 4.11 x 4.95

First Floor Landing: (6'4" x 3'9") 1.93 x 1.14

Double Bedroom One: (13'7" x 10'1") 4.14 x 3.07

Double Bedroom Two: (10'9" x 9'4") 3.28 x 2.84

Bedroom Three: (7'10" x 6'7") 2.39 x 2.01

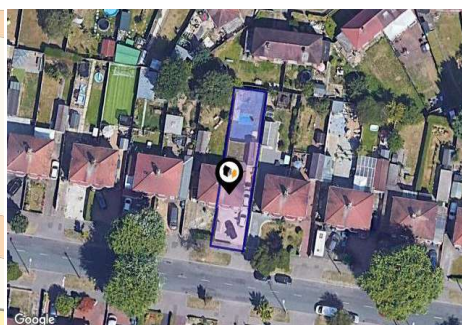
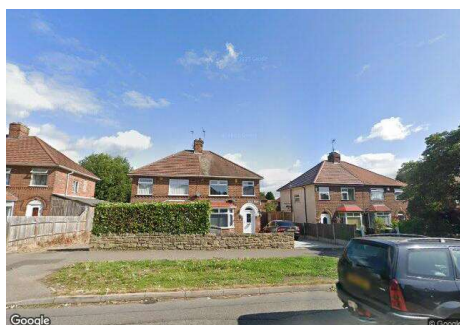
Family Bathroom: (10'1" x 5'7") 3.07 x 1.70

Outside:

The property provides ample off-road parking for several vehicles to the front elevation and there is gated access to the side elevation leading to a garage. The rear garden is enclosed having a full width decked patio area with garden area beyond.

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:	850 ft ² / 79 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY313618

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)

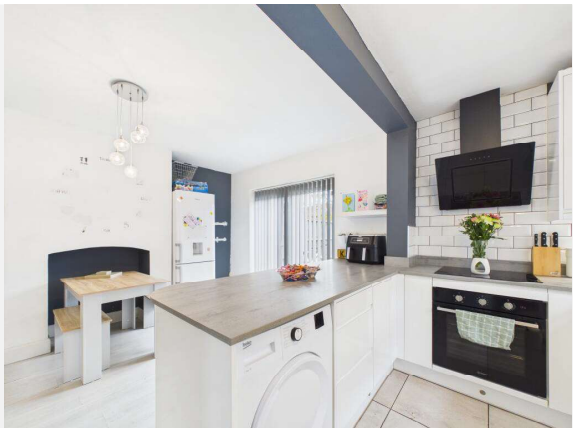
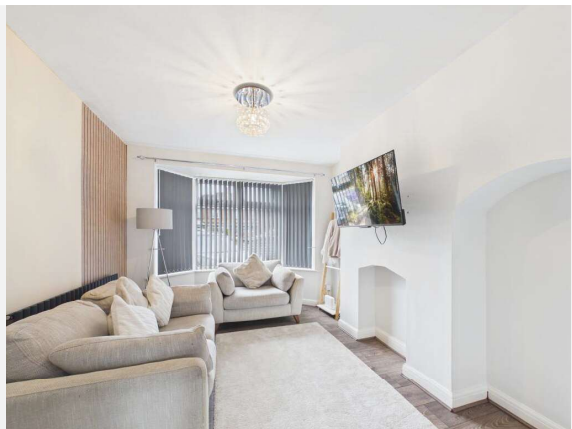
5	80	1800
mb/s	mb/s	mb/s

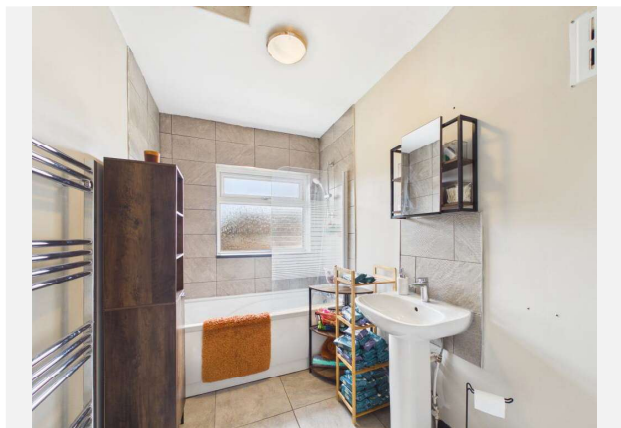
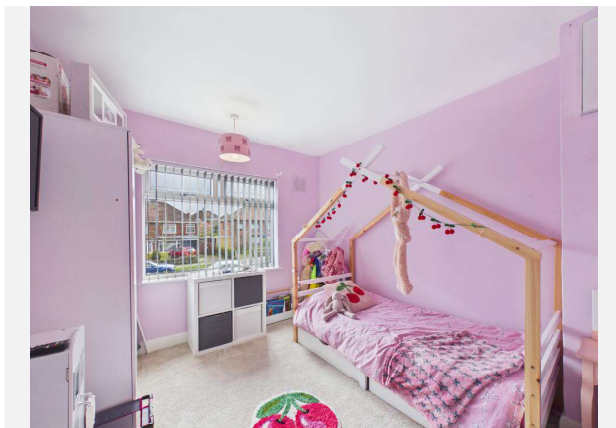
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



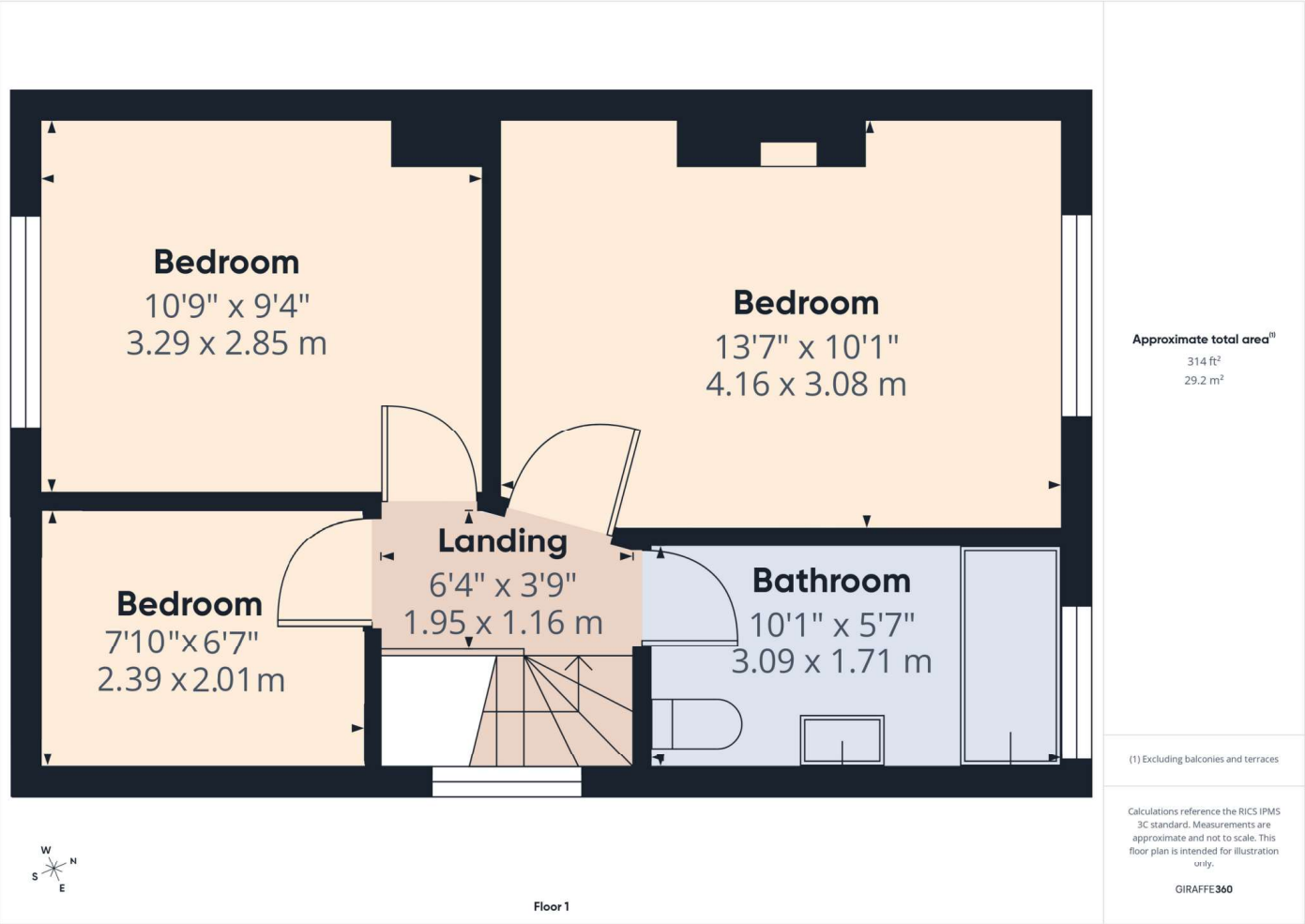




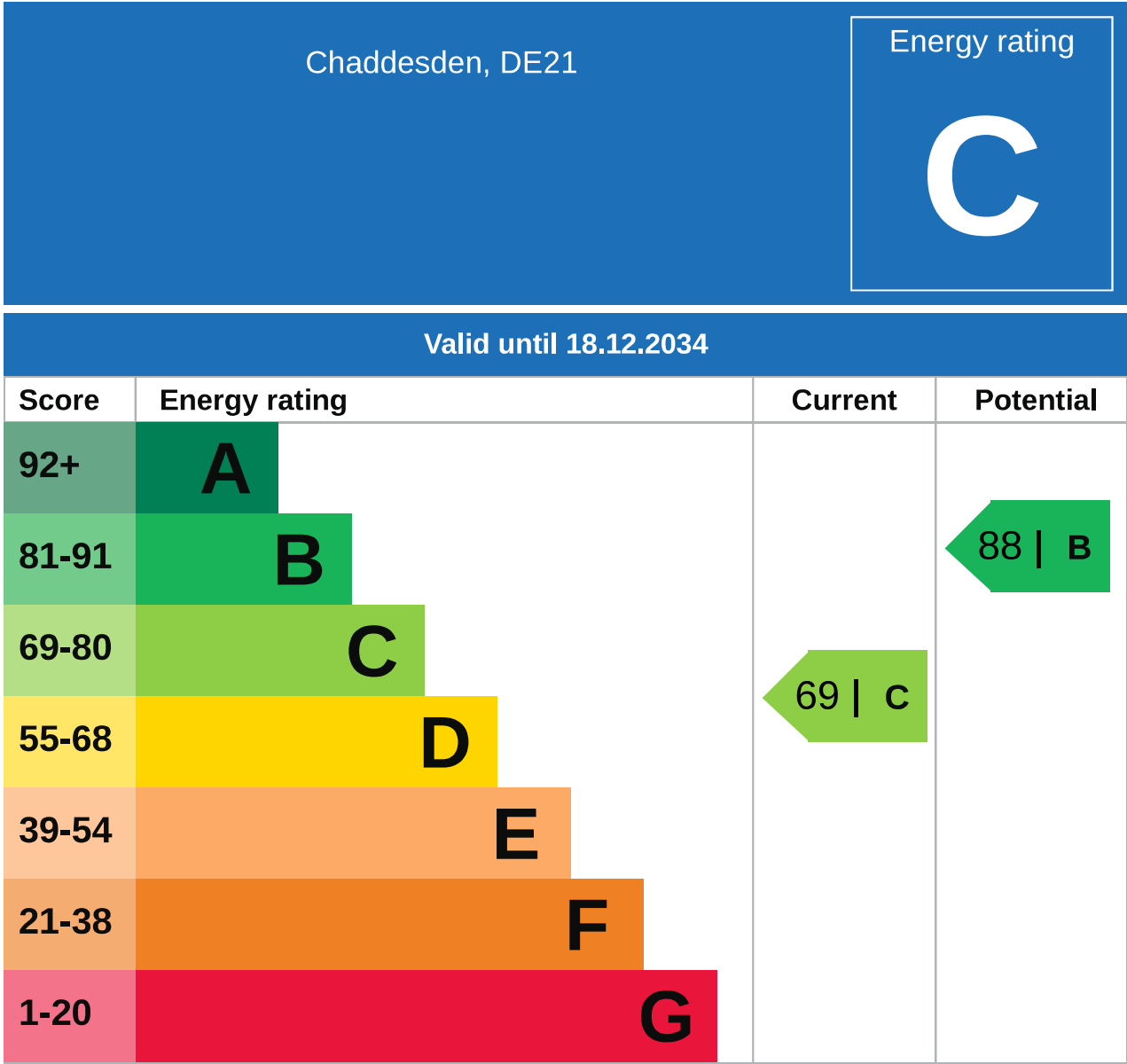
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 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:	Suspended, no insulation (assumed)
Total Floor Area:	78 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

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