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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026

KILDARE ROAD, CHADDESDEN, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Spacious Three Bedroomed Inner Terrace Property
> No Upward Chain
> Ideal Investment Opportunity/Family Home
> EPC Rating C, Non Standard Construction
> Council Tax Band A, Freehold

Property Description
A generously proportioned and well presented three-bedroom mid-terraced home, ideally positioned within a no-through road and offered to the market with no upward chain. Providing well-balanced accommodation arranged over two floors, this appealing property represents an excellent opportunity for a growing family or investment purchaser alike. The ground floor benefits from a welcoming living space, fitted kitchen and a refitted cloakroom/WC, while the first floor provides three well-proportioned bedrooms together with a modern shower room. Externally, the property enjoys gardens to both the front and rear, providing useful outdoor space. Kildare Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road link for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details
Hallway: (5'10" x 12'9") 1.78 x 3.89
WC: (3'6" x 4'7") 1.07 x 1.40
Living Room: (12'0" x 21'8") 3.66 x 6.60
Kitchen: (9'7" x 10'9") 2.92 x 3.28
Landing: (2'11" x 9'1") 0.89 x 2.77
Bedroom: (9'7" x 10'7") 2.92 x 3.23
Bedroom: (9'11" x 10'6") 3.02 x 3.20
Bedroom: (11'10" x 8'1") 3.61 x 2.46
Bathroom: (9'5" x 4'3") 2.87 x 1.30

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

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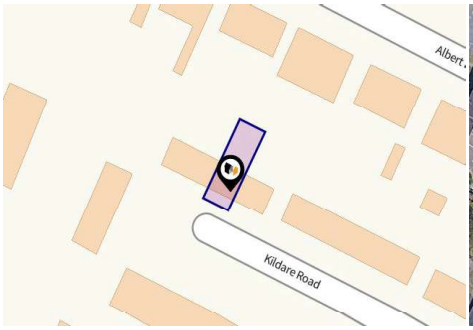
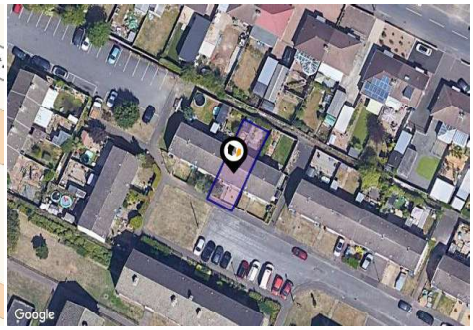
Property
Overview





Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	947 ft^2 / 88 m^2		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY110710		

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)

8 mb/s	65 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT, sky, Virgin media

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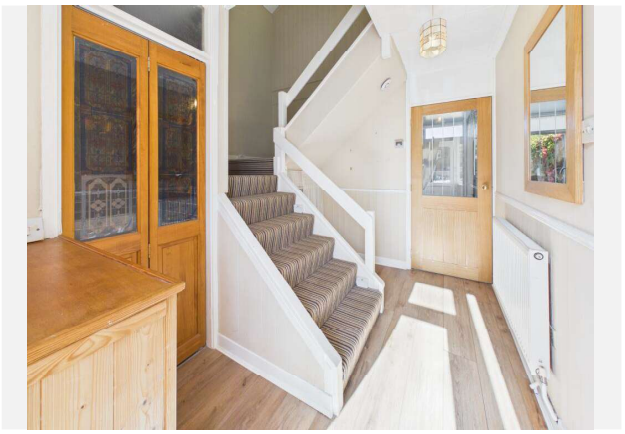
Gallery
Photos



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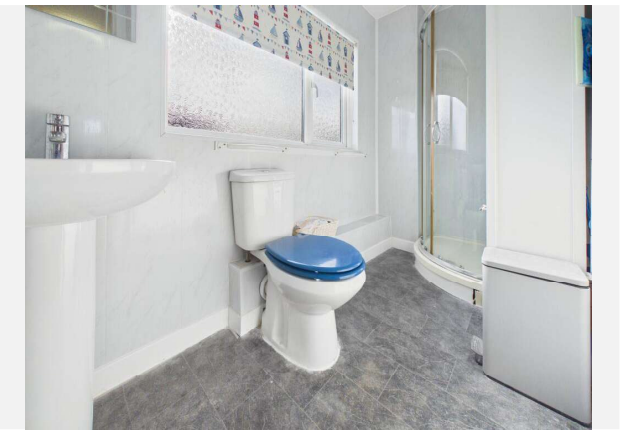

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Gallery
Floorplan

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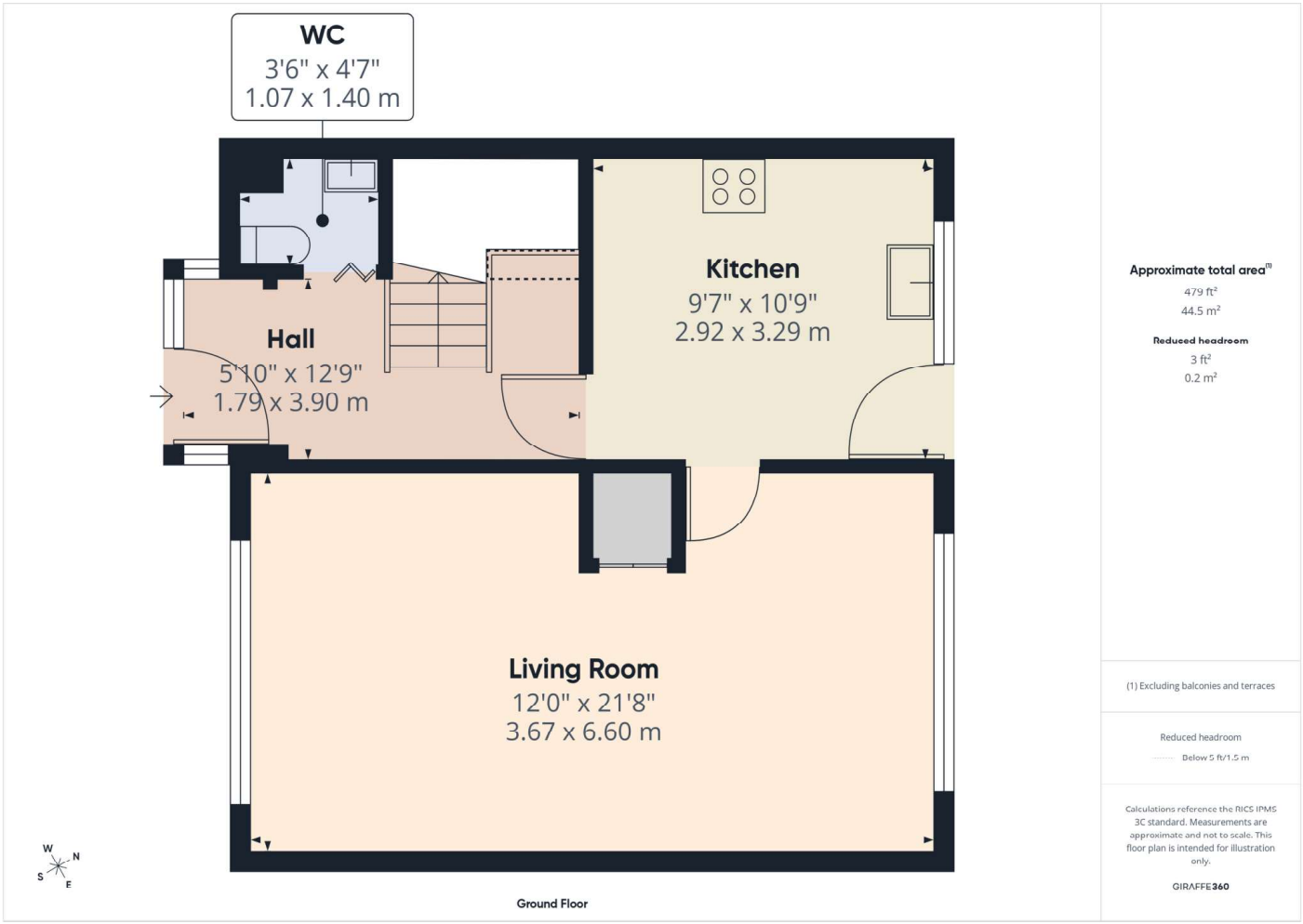

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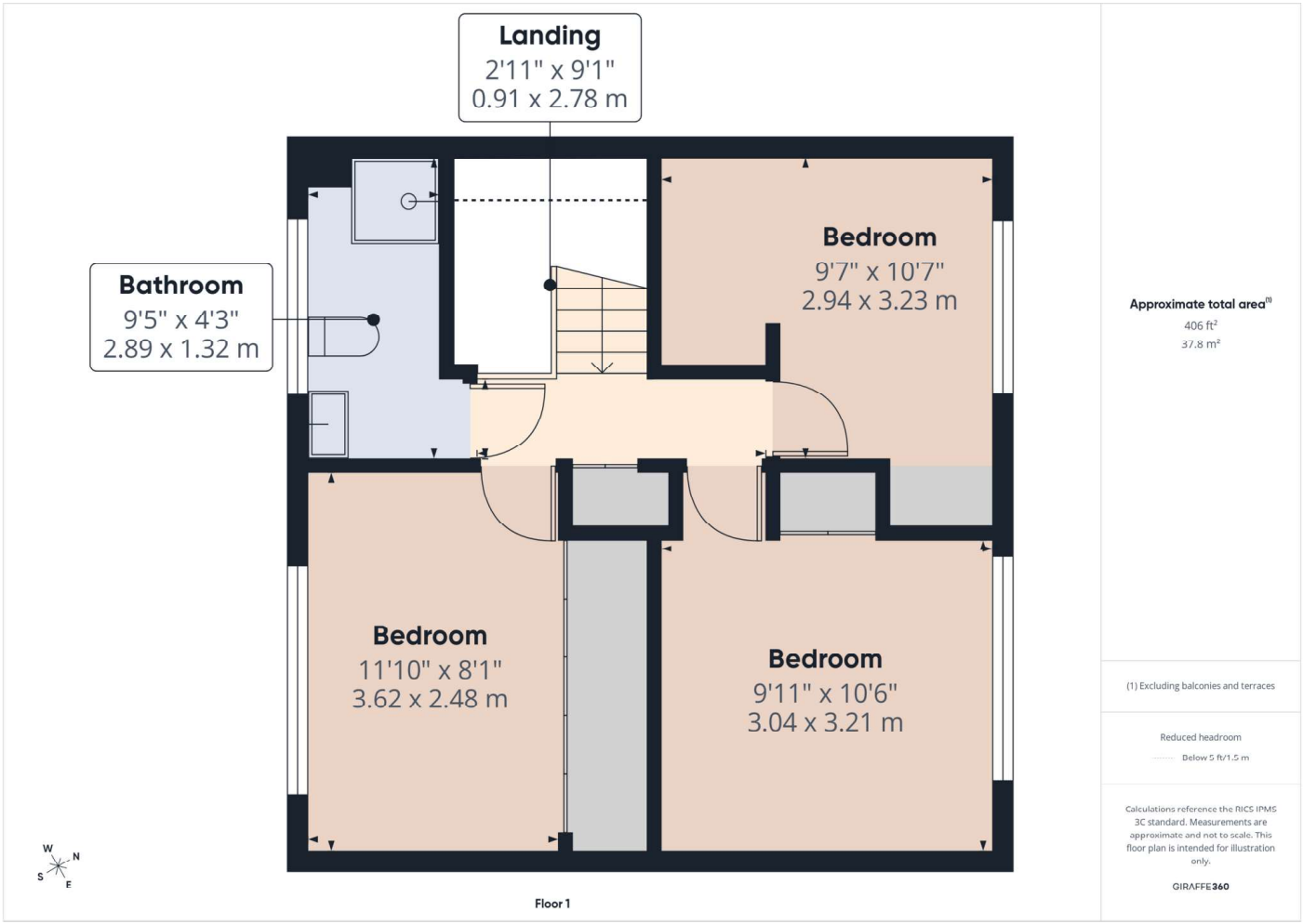

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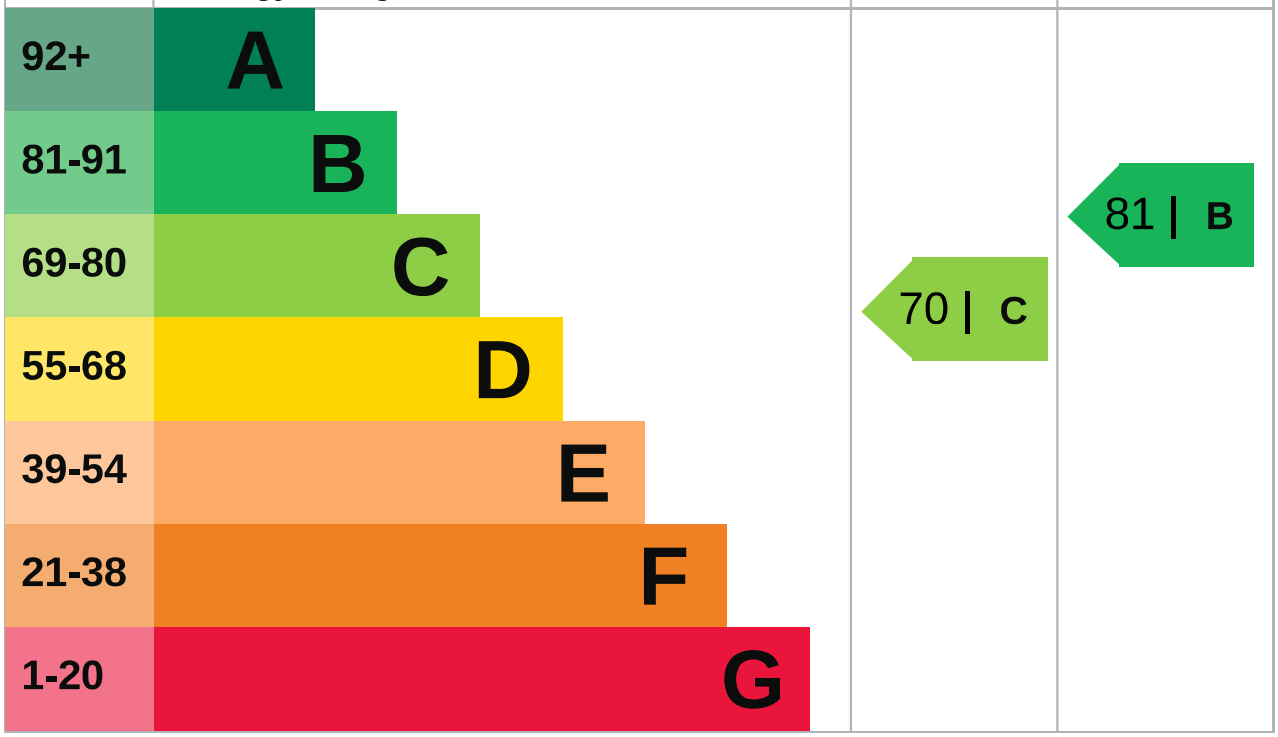
Property
EPC - Certificate

Chaddesden, DERBY,

Energy rating

C

Valid until 04.10.2036



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	88 m^2

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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

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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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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