

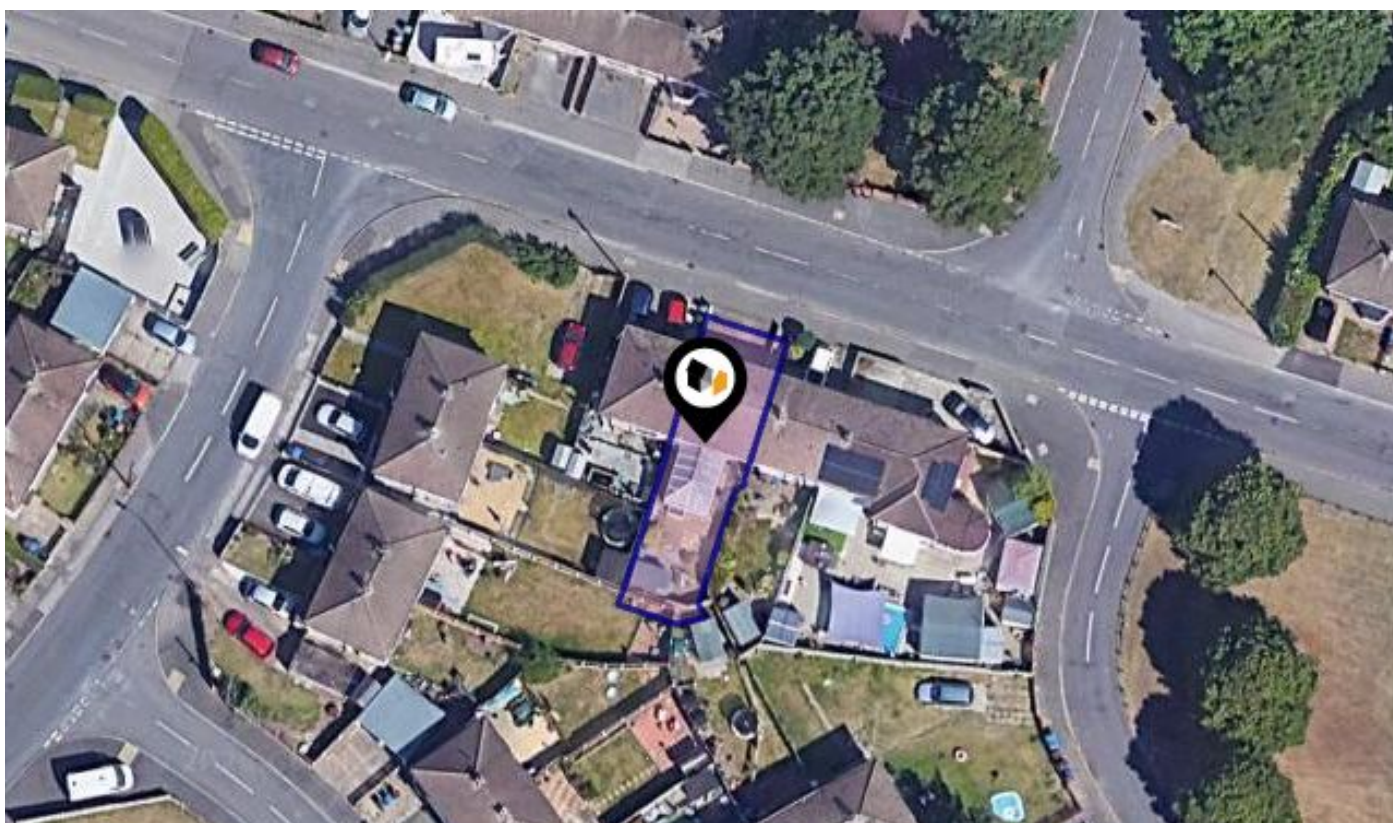


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th July 2026



ST. ANDREWS VIEW, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained Three Bedroomed Home
- > No Upward Chain, Ideal First Time Buy/Family Home
- > Conservatory, Off-Road Parking And Rear Garden
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A well-maintained, three-bedroom mid-terrace property offered for sale with no upward chain. Occupying a popular residential location close to a range of local amenities, the property benefits from a spacious conservatory, off-road parking, and an enclosed rear garden. With well-proportioned accommodation throughout, this home would be ideal for first-time buyers or growing families. The accommodation is supplemented by double glazing and briefly comprises:- entrance area to living room, dining kitchen with useful walk-in pantry and conservatory. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, there is a block-paved driveway providing off-road parking and a shared entry to the side elevation leads to an enclosed rear garden. Integrated store. St Andrews View is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (5'9" x 3'2") 1.75 x 0.97

Llving Room: (14'6" x 11'3") 4.42 x 3.43

Dining Kitchen: (15'2" x 9'7") 4.62 x 2.92

Conservatory: (10'4" x 14'9") 3.15 x 4.50

First Floor Landing: (6'0" x 8'1") 1.83 x 2.46

Bedroom One: (13'8" x 9'2") 4.17 x 2.79

Bedroom Two: (11'10" x 10'2") 3.61 x 3.10

Bedroom Three: (9'8" x 7'2") 2.95 x 2.18

Bathroom: (7'8" x 5'6") 2.34 x 1.68

PLEASE NOTE:

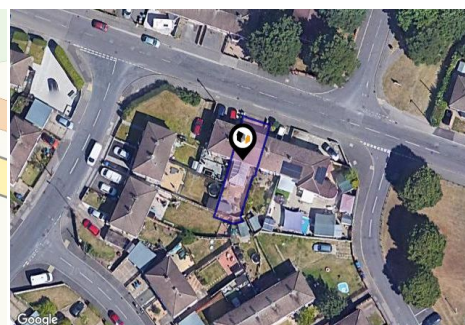
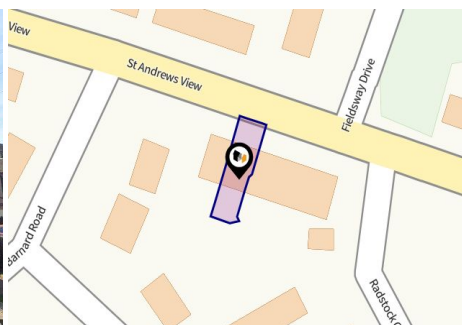
Radiators are installed in the property along with a gas fire. The central heating system and gas fire are currently disconnected/not operational and will require repair, recommissioning or replacement.

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:	Terraced
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.04 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY113784

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)

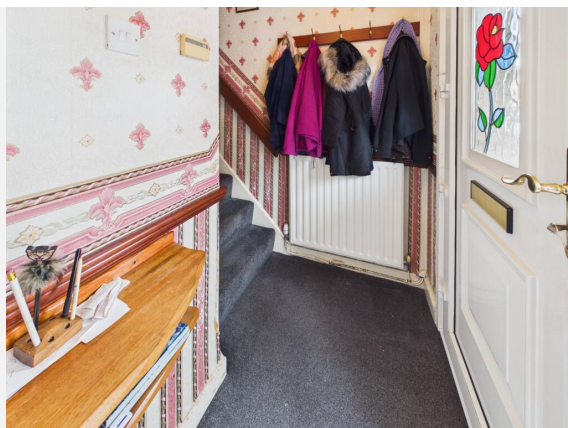
5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



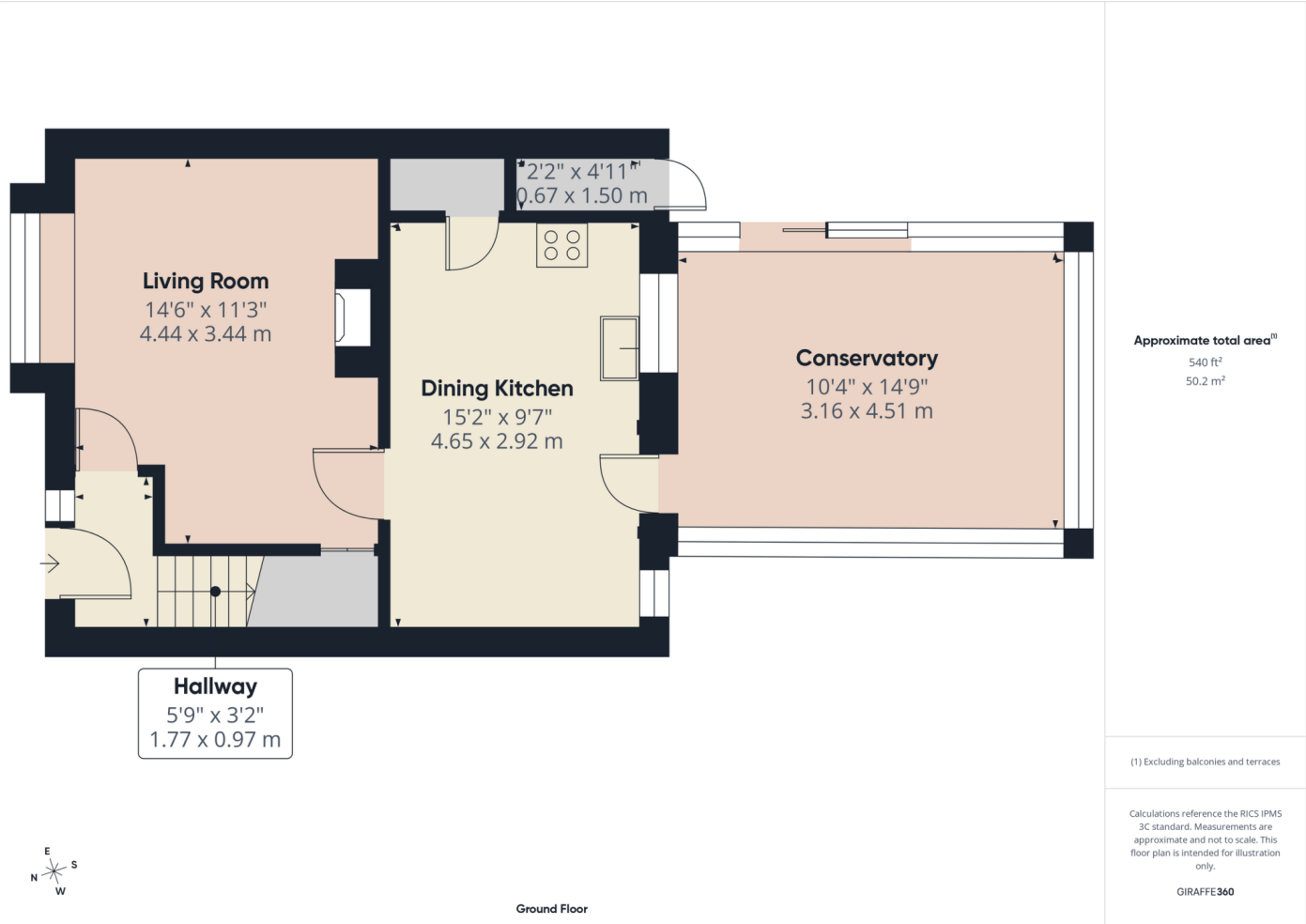
Satellite/Fibre TV Availability:



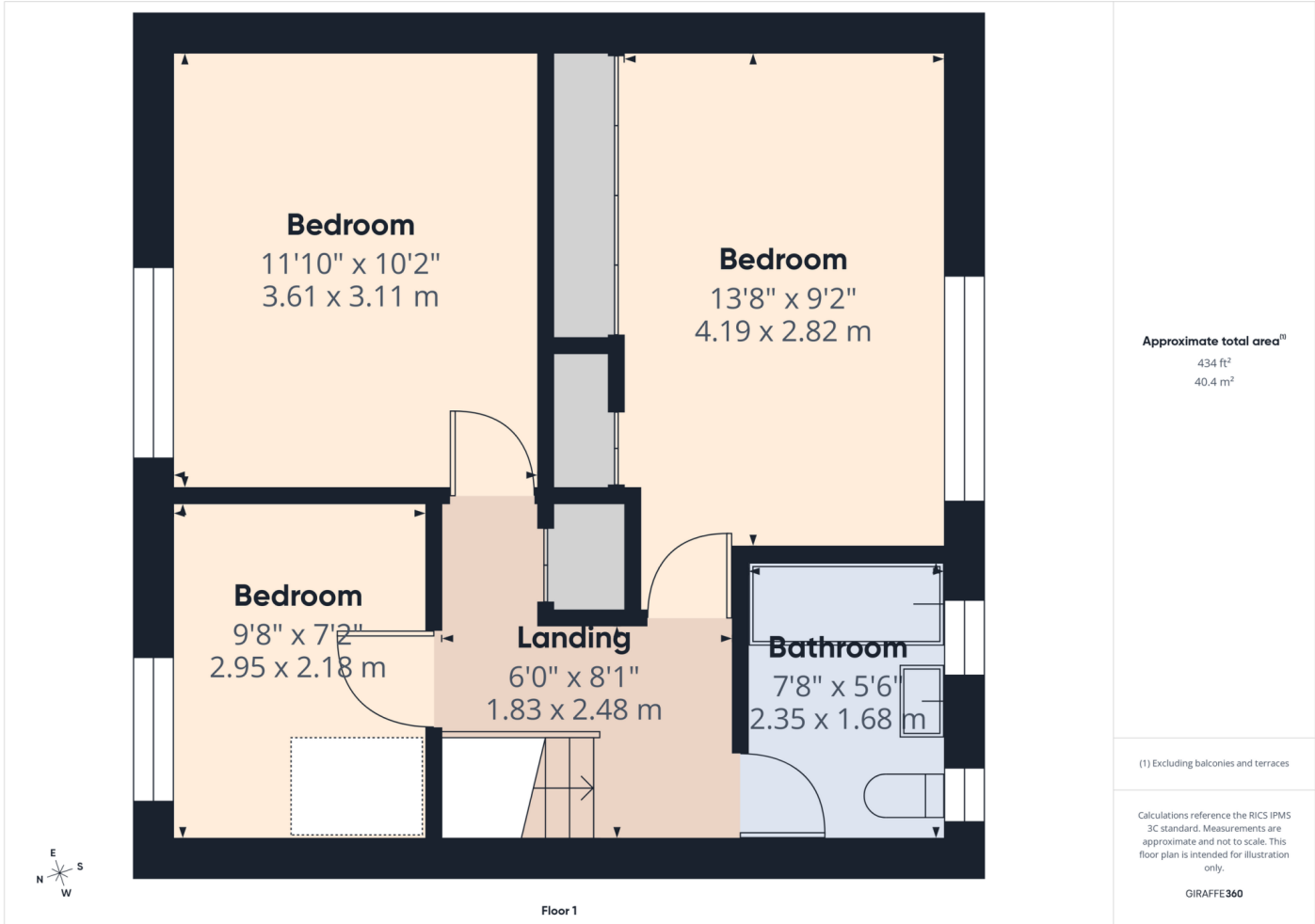




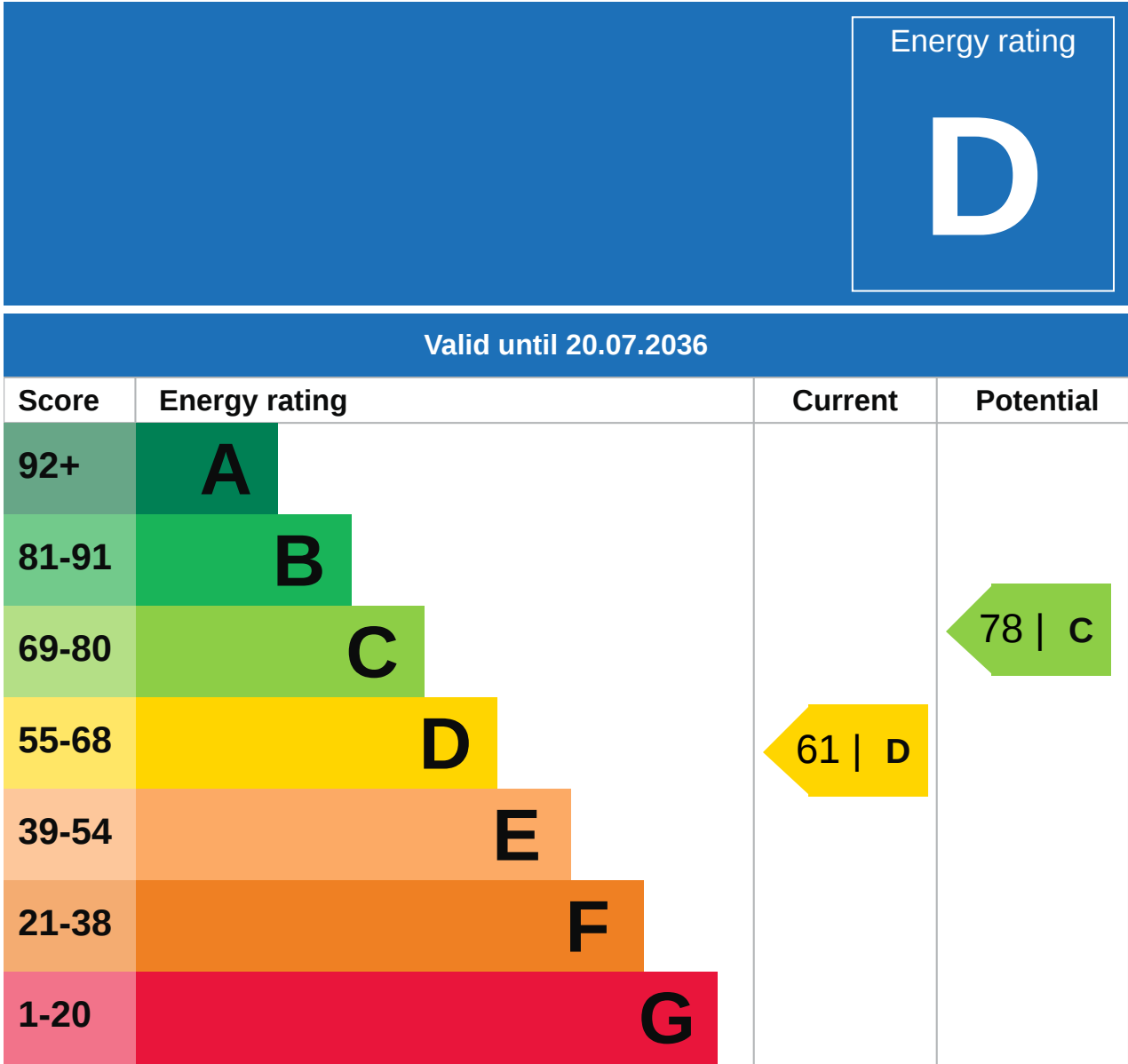
ST. ANDREWS VIEW, DERBY, DE21



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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Pitched, 175 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 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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