

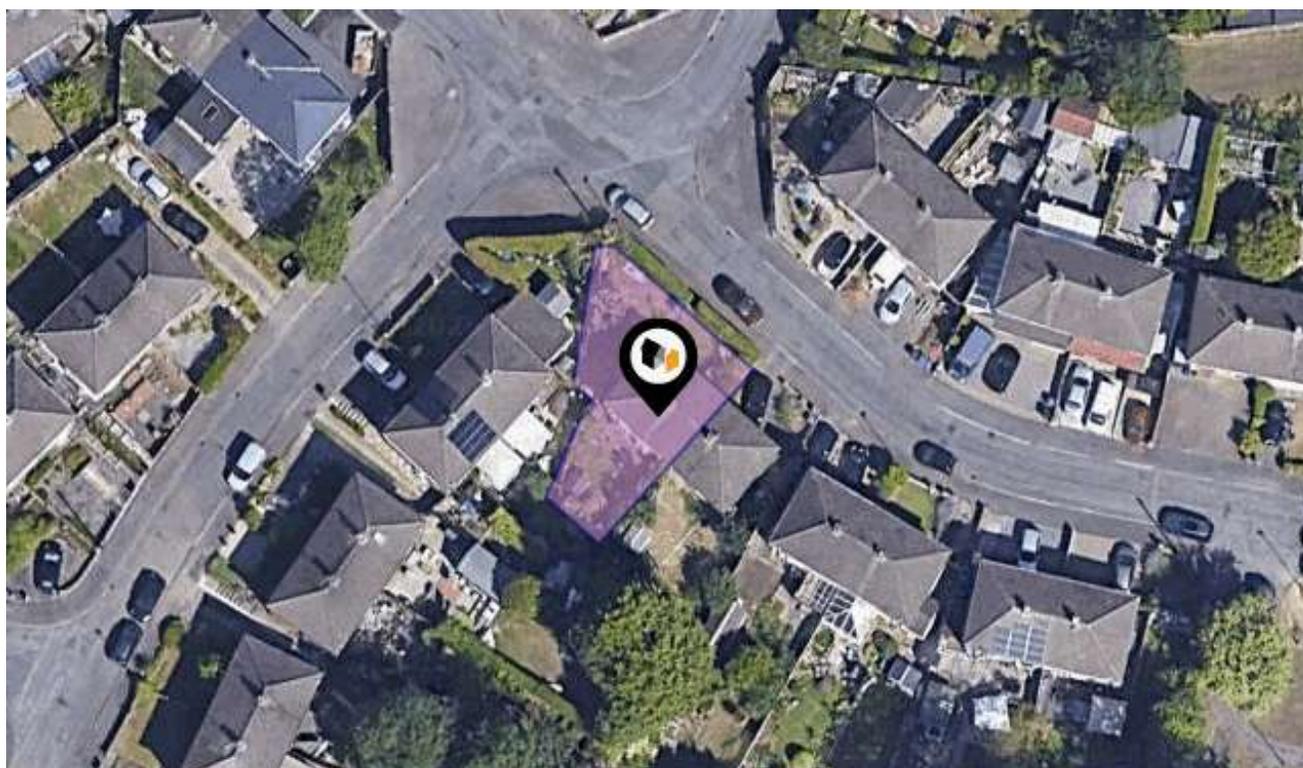


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



PICKERING RISE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three Bedroomed Semi-Detached Home
- > No Upward Chain, Requires Some Modernisation/Improvement
- > Potential To Create Off-Road Parking, Subject To Consent/Permission
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A spacious three-bedroom semi-detached home offered with no upward chain. The property would benefit from some modernisation and improvement and also offers potential to create off-road parking, subject to the necessary permissions and consents. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, living room, dining kitchen and side entrance lobby/utility. To the first floor the landing provides access to three bedrooms and wet room. Outside, there are gardens to front, side and rear elevations and there is potential to create a driveway/off-road parking subject to necessary consent/permission. Pickering Rise is well situated for local amenities including shops, schools and transport links together with excellent access for Derby City Centre and further road links including the A38 and A52.

Room Measurement & Details

Entrance Hall: (6'1" x 10'8") 1.85 x 3.25
Living Room: (14'8" x 10'10") 4.47 x 3.30
Dining Kitchen: (16'4" x 10'0") 4.98 x 3.05
Utility Room: (4'4" x 9'1") 1.32 x 2.77
First Floor Landing: (5'11" x 7'8") 1.80 x 2.34
Bedroom One: (13'1" x 8'6") 3.99 x 2.59
Bedroom Two: (11'0" x 10'4") 3.35 x 3.15
Bedroom Three: (9'8" x 7'4") 2.95 x 2.24
Shower Room: (7'5" x 5'4") 2.26 x 1.63

Outside:

There are gardens to front, side and rear elevations and there is potential to create off-road parking, subject to necessary consent/permission.

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

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY98742		

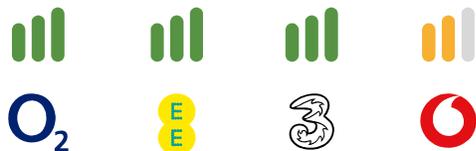
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	31 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



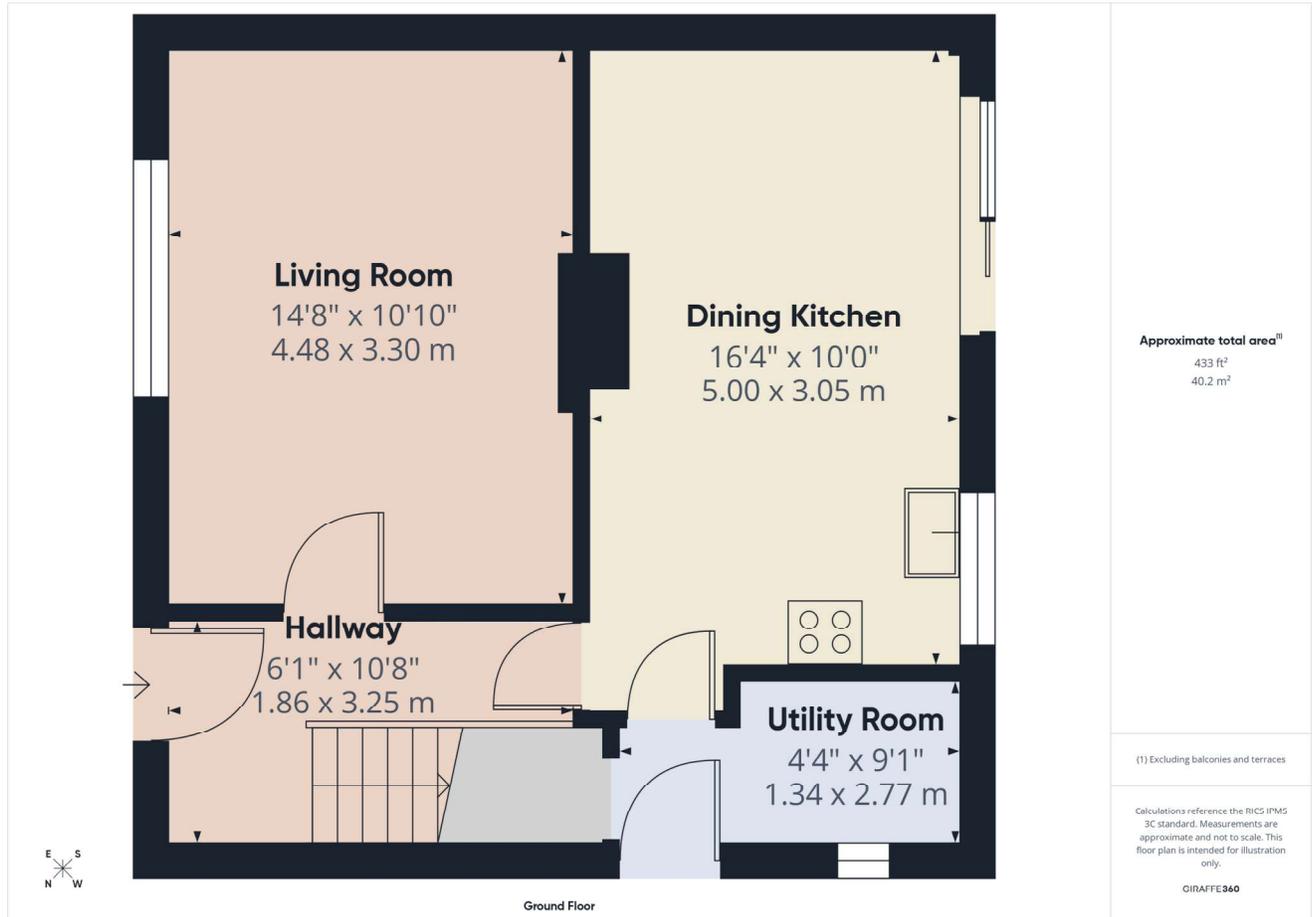
Gallery Photos



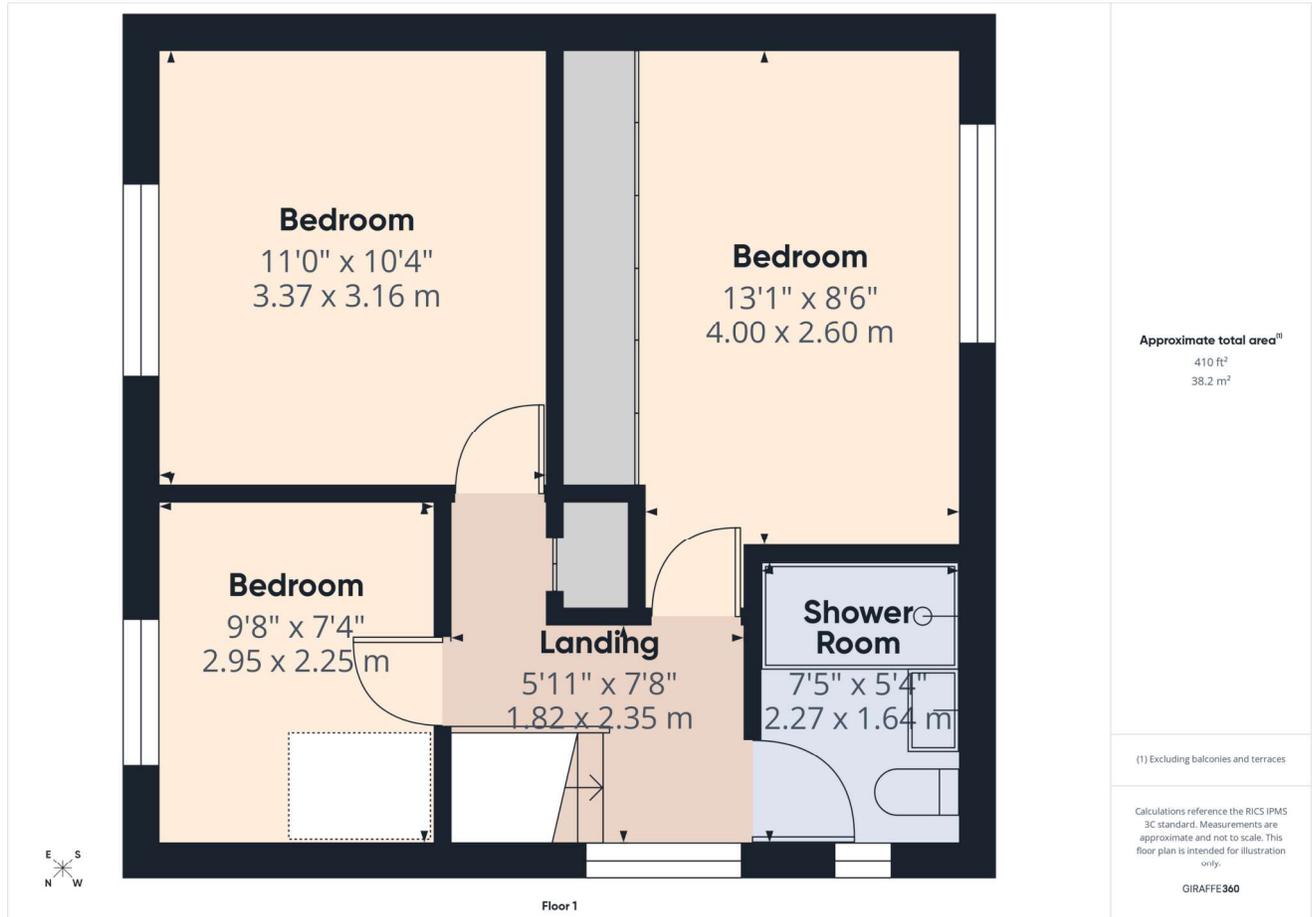
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Property EPC - Certificate



Energy rating

D

Valid until 04.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Hannells About Us



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.

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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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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