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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th August 2026



MAX ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented And Appointed Three Bedroomed End Terrace Property
- > Ideal First Time Buy/Family Home, No Upward Chain, Early Viewing Recommended
- > Ample Off-Road Parking, Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is recommended of this well-presented and proportioned three bedroomed end terrace property, ideal for the first time buyer or growing family. The property benefits from a spacious refitted dining kitchen, ample off-road parking and an enclosed rear garden. The property is offered with no upward chain. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, front living room and spacious refitted dining kitchen with in-built oven and hob and French doors leading to the rear garden. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite. Outside, the property is set back from Max Road and benefits from gardens to both front and rear elevations together with ample off road parking. Max Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A38, A52 and M1 motorway.

Room Measurement & Details

Entrance Hall: (5'9" x 12'1") 1.75 x 3.68
Living Room: (14'0" x 12'3") 4.27 x 3.73
Dining Kitchen: (20'4" x 8'3") 6.20 x 2.51
Side Hallway: (6'6" x 3'5") 1.98 x 1.04
Utility Area: (6'5" x 5'10") 1.96 x 1.78
Cloaks/WC: (6'4" x 4'9") 1.93 x 1.45
First Floor Landing: (7'7" x 5'8") 2.31 x 1.73
Bedroom One: (11'5" x 12'4") 3.48 x 3.76
Bedroom Two: (12'5" x 8'4") 3.78 x 2.54
Bedroom Three: (8'7" x 9'1") 2.62 x 2.77
Bathroom: (7'4" x 5'4") 2.24 x 1.63

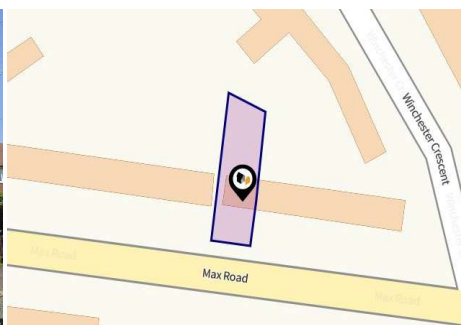
Outside:

The property is set back from Max Road and provides off-road parking for several vehicles. There is gated access to the side elevation leading in-turn to the enclosed rear garden having a decked patio area, lawned garden, raised flower bed and garden shed. Cold water tap.

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.

KFB - Key Facts For Buyers



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY139946

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)

6	80	1000
mb/s	mb/s	mb/s

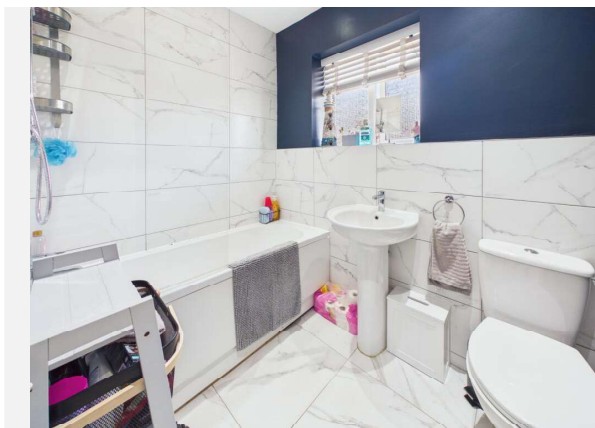
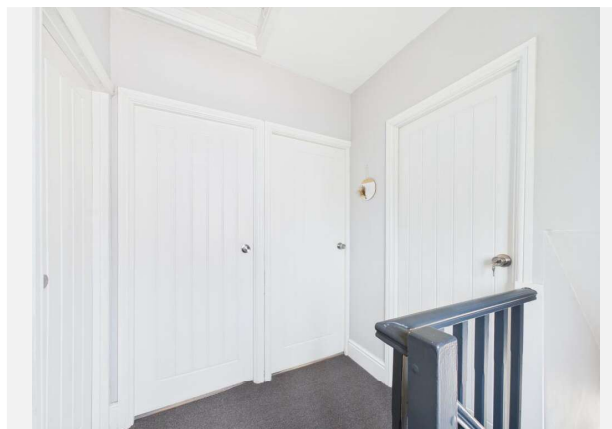
Mobile Coverage:
(based on calls indoors)

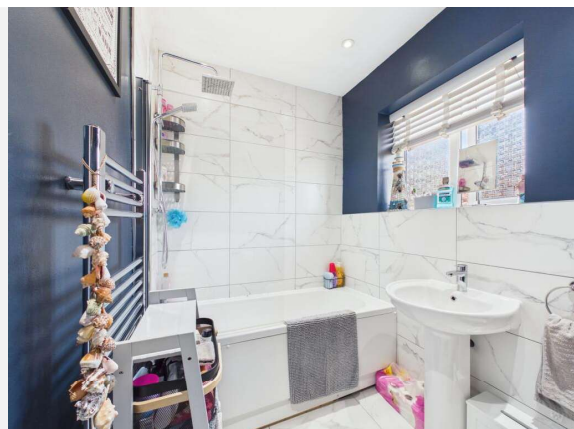


Satellite/Fibre TV Availability:

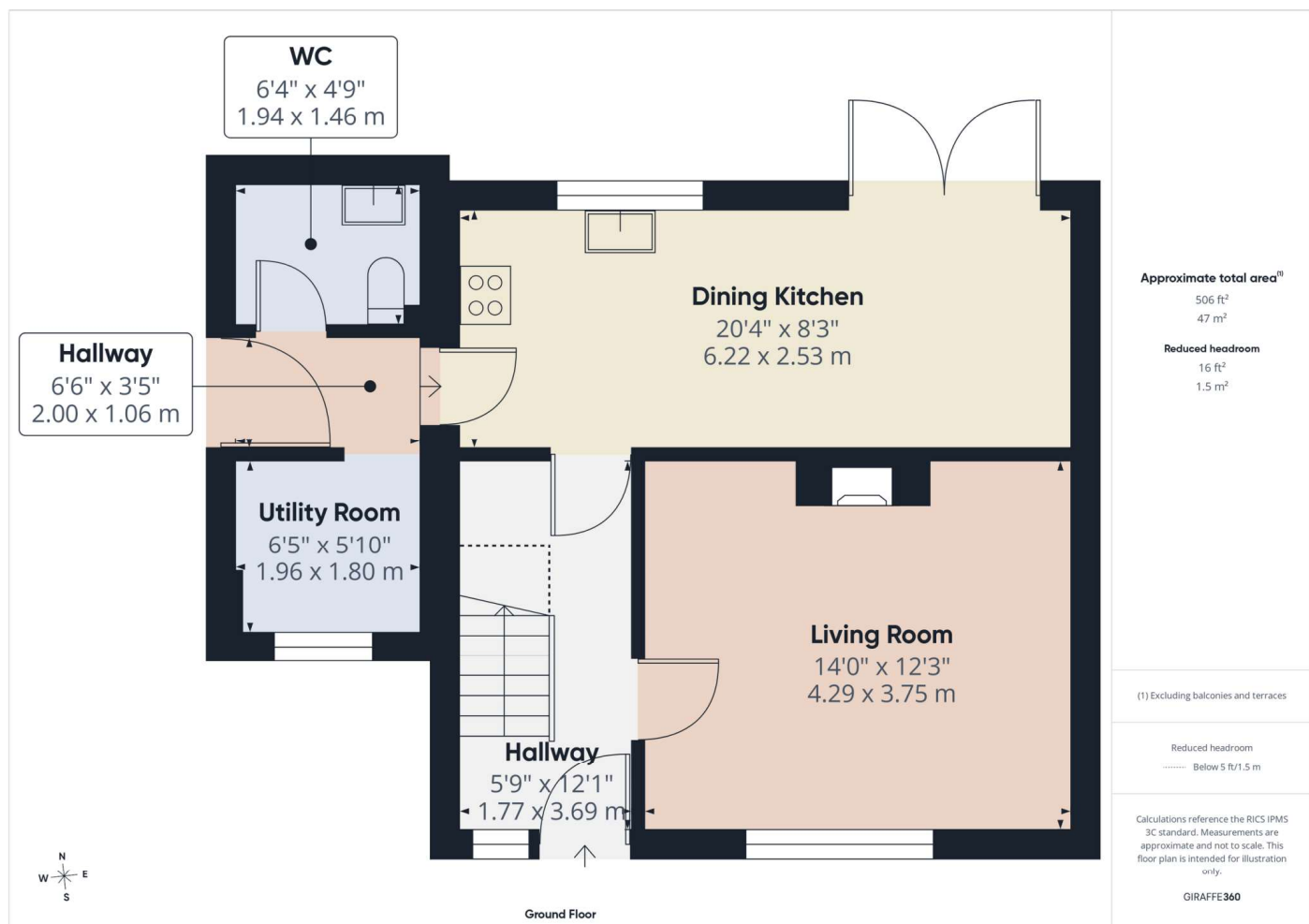




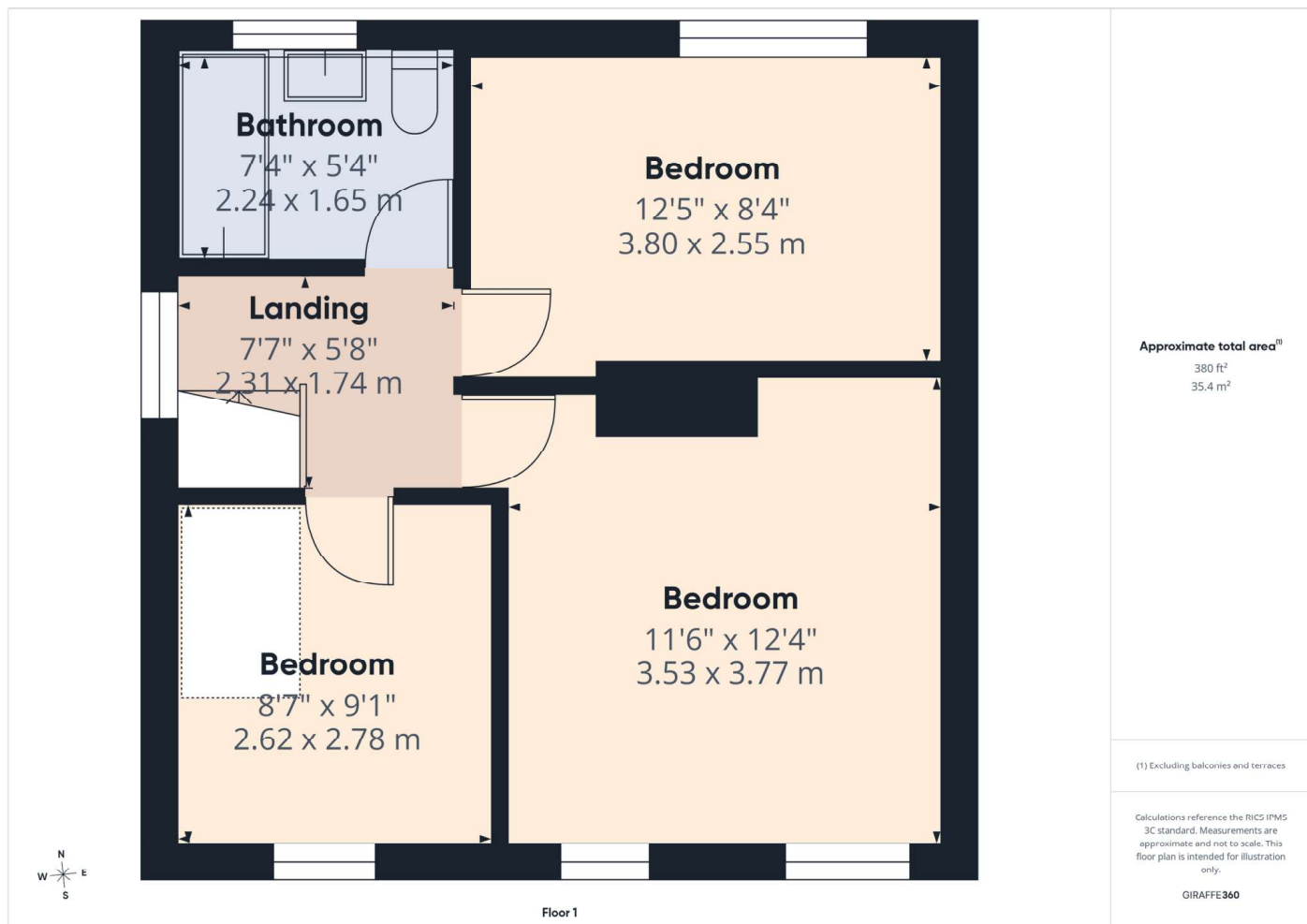




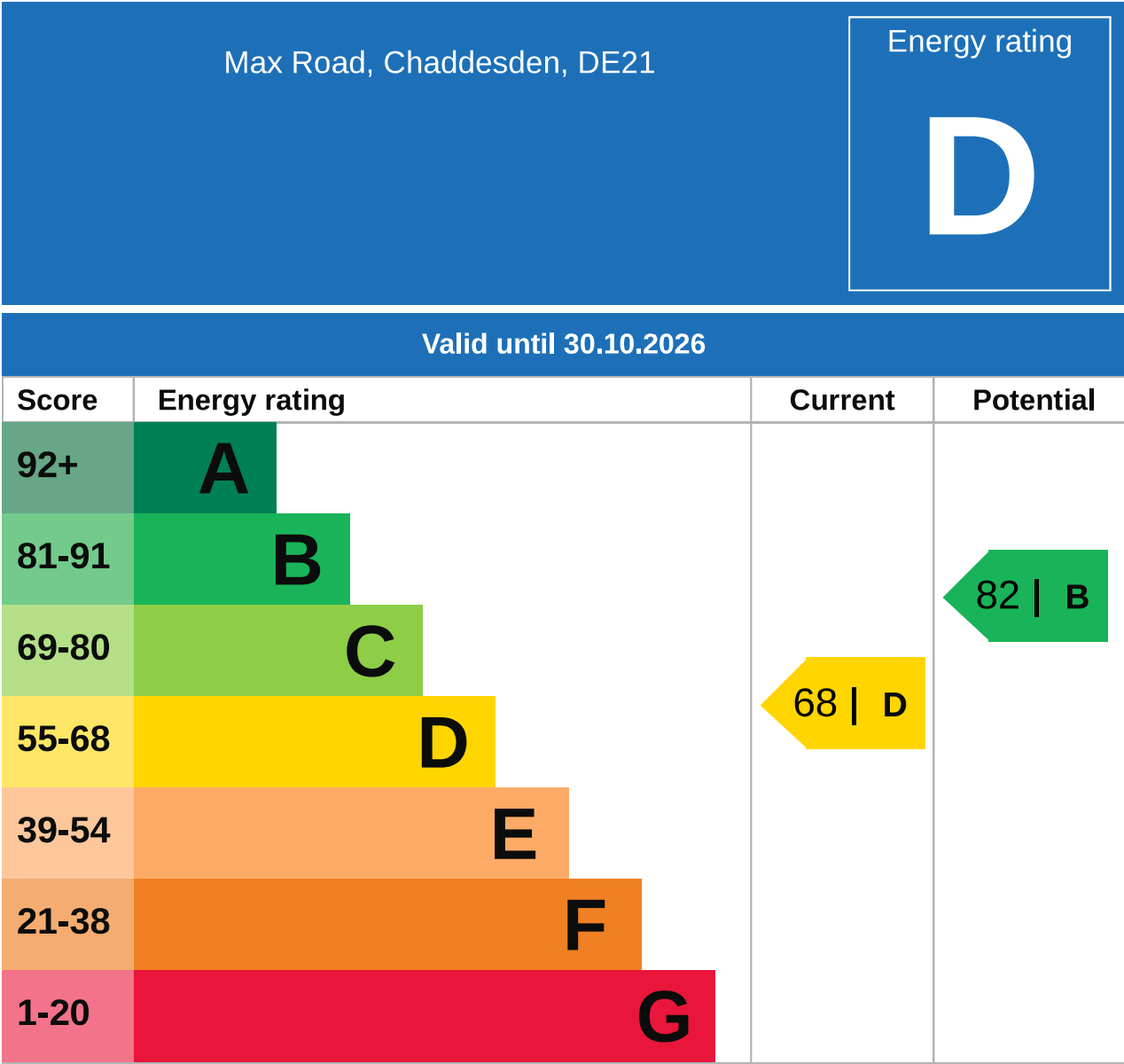
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Property EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 60% of fixed outlets
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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Data Quality

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