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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



ATTLEBRIDGE CLOSE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Three-Bedroomed End Town House
- > No Upward Chain, Cul-De-Sac Location
- > Driveway Providing Off-Road Parking, Enclosed Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well-presented and modern three-bedroom end town house, ideally positioned at the head of a quiet cul-de-sac within an established residential setting. Offering well-proportioned accommodation across two floors, this attractive home is ideally suited to first-time buyers, young families or those looking for a comfortable property in a peaceful location. The property is offered for sale with no upward chain and briefly comprises a welcoming reception hallway with useful cloaks cupboard, a convenient cloakroom/WC, fitted kitchen and a spacious living/dining room with access to the rear garden. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite. Externally, the property benefits from gardens to both the front and rear, providing pleasant outdoor space to enjoy and maintain. A private driveway provides valuable off-road parking. Attlebridge Close is an established cul-de-sac which is well situated for Derby City Centre, road links including the A38, A52 and M1 motorway.

Room Measurement & Details

Entrance Hall: (8'9" x 2'11") 2.67 x 0.89

Cloaks/WC: (6'1" x 2'7") 1.85 x 0.79

Kitchen: (8'9" x 7'8") 2.67 x 2.34

Living/Dining Room: (15'5" x 13'9") 4.70 x 4.19

First Floor Landing: (6'8" x 5'7") 2.03 x 1.70

Bedroom One: (8'9" x 13'10") 2.67 x 4.22

Bedroom Two: (8'5" x 7'8") 2.57 x 2.34

Bedroom Three: (7'7" x 5'9") 2.31 x 1.75

Bathroom: (6'8" x 4'8") 2.03 x 1.42

Outside:

There are gardens to both front and rear elevations, the front is arranged for ease of maintenance being mostly stoned. There is also an attached outhouse housing the meters and providing storage. A driveway to the side elevation provides off-road parking. There is gated access to the enclosed rear garden being laid mainly to lawn with a paved patio to the head of the garden and fenced boundaries.

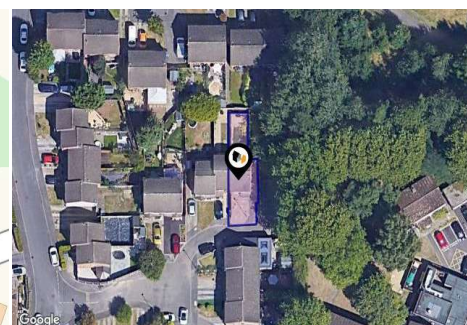
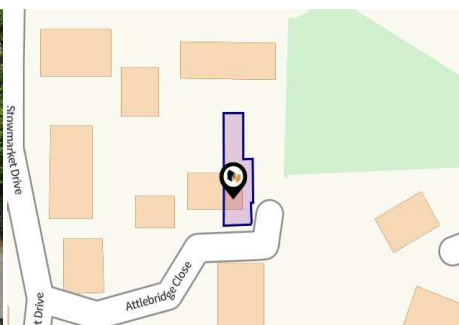
Buyer Information:

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.

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KFB - Key Facts For Buyers



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.04 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY231979

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)

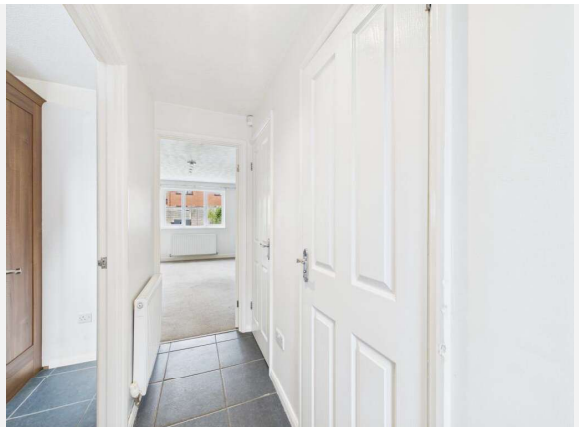
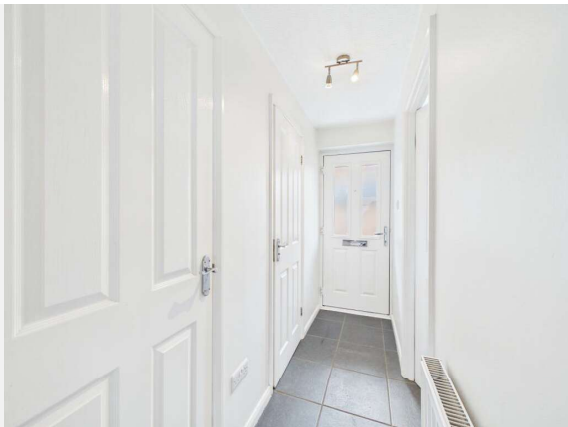
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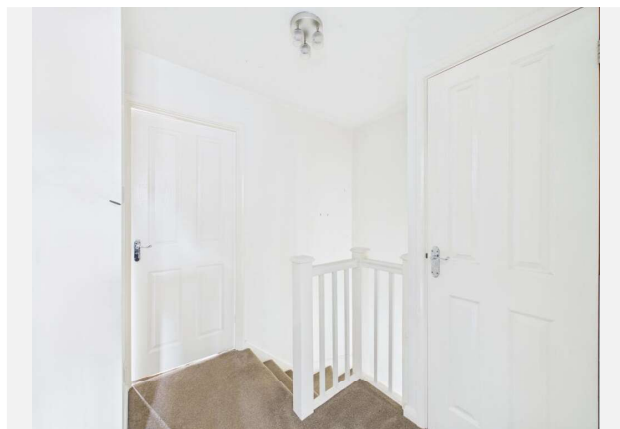
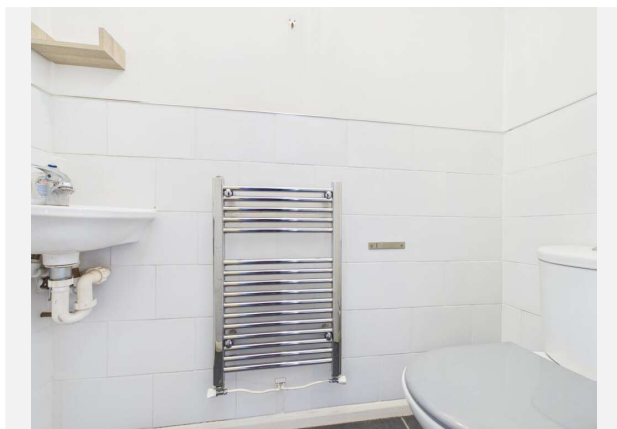
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





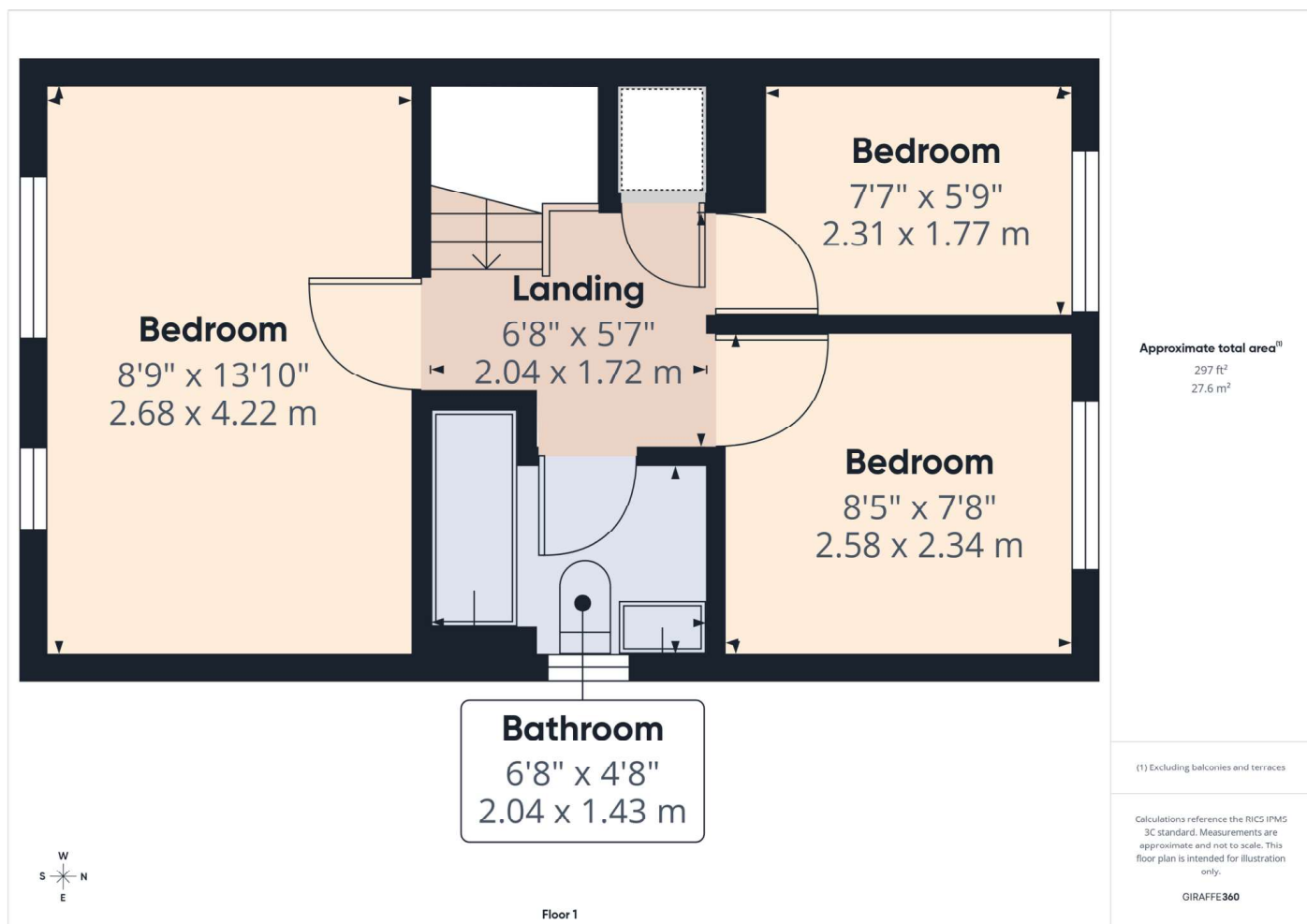




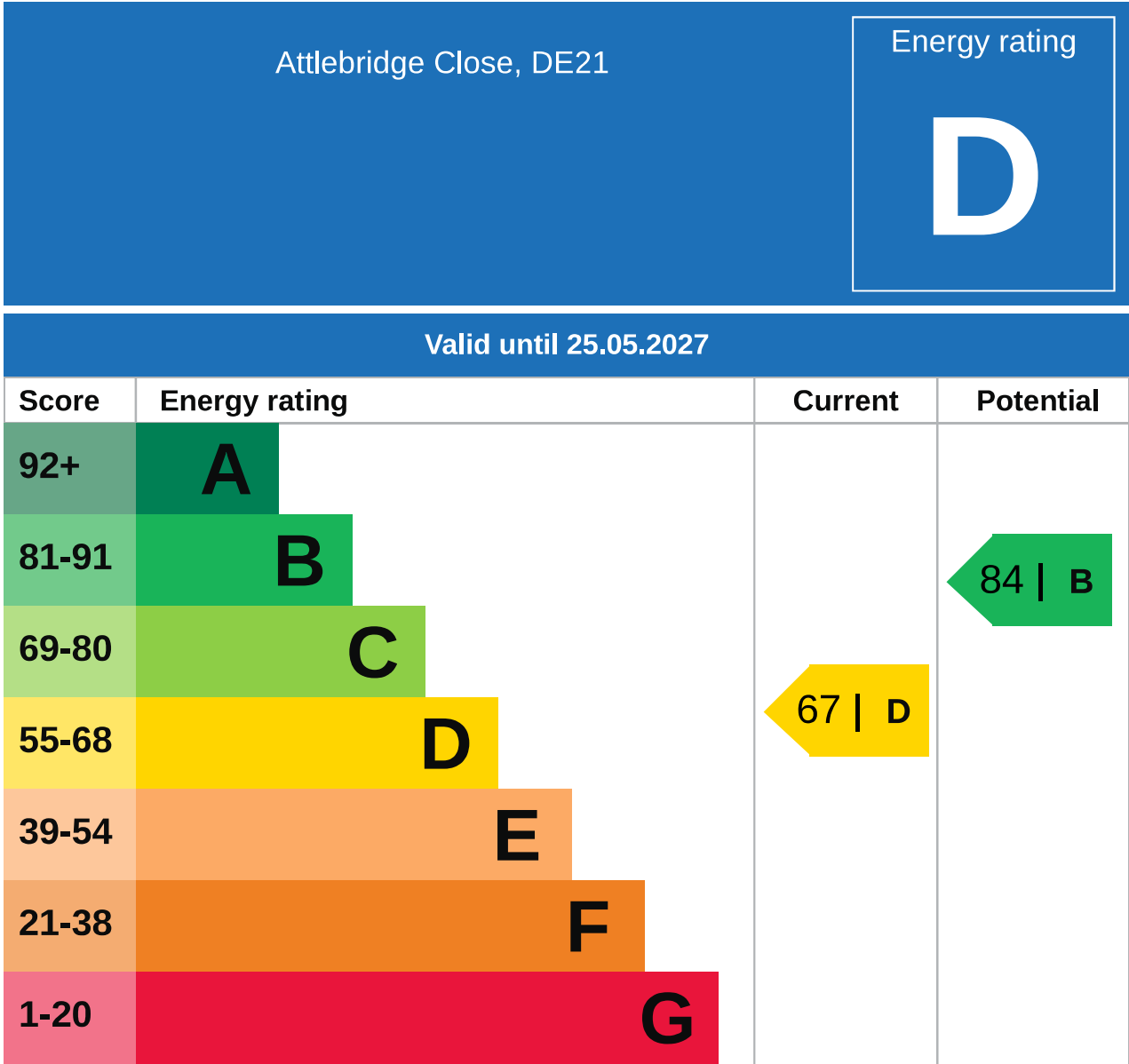
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	64 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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