



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 16th April 2026



WORCESTER CRESCENT, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three Bedroomed Semi-Detached
- > ****Sold With Tenants in Situ With Yield Of Around 8%****
- > Off-Road Parking And Good Size Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

INVESTMENT OPPORTUNITY..... A modernised and improved semi-detached home offering well-proportioned living accommodation, being sold with tenants in situ with a yield of around 8%. The property benefits from a refitted breakfast kitchen, ground floor shower room and first floor bathroom together with off-road parking and a good size rear garden. In brief the accommodation comprises:- reception hallway, dual aspect lounge, refitted breakfast kitchen and ground floor shower room/utility. To the first floor the landing provides access to three good size bedrooms and a bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking. Worcester Crescent is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and road links including the A38, A52, M1 motorway and A50 respectively. As previously mentioned, an early viewing is absolutely essential.

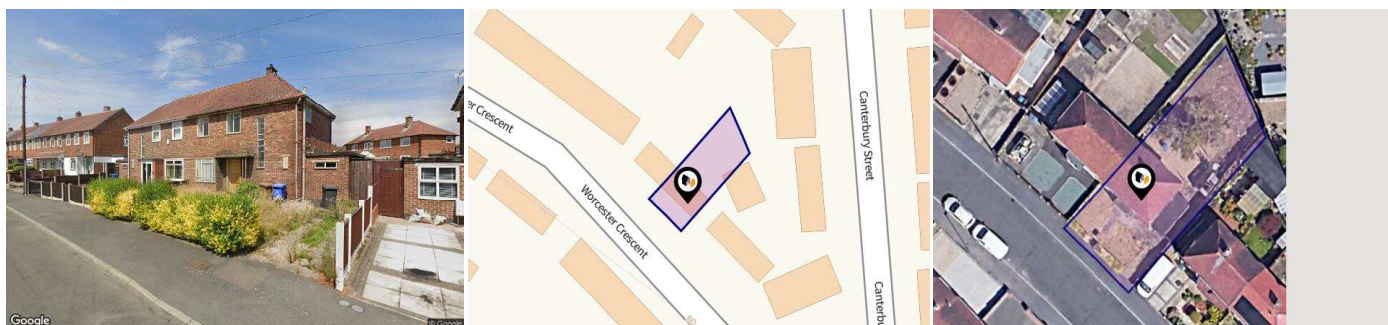
Room Measurement & Details

- Entrance Hallway: (6'3" x 11'1") 1.90 x 3.38
- Lounge: (17'2" x 12'11") 5.23 x 3.94
- Breakfast Kitchen: (10'1" x 18'5") 3.07 x 5.61
- Cloaks/WC: (4'11" x 2'6") 1.50 x 0.76
- Shower Room/Utility: (5'8" x 5'10") 1.73 x 1.78
- First Floor Landing: (3'2" x 8'5") 0.97 x 2.57
- Bedroom One: (10'2" x 12'11") 3.10 x 3.94
- Bedroom Two: (10'2" x 10'1") 3.10 x 3.07
- Bedroom Three: (6'7" x 9'11") 2.01 x 3.02
- Bathroom: (6'7" x 5'4") 2.01 x 1.63

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
Bedrooms: 3
Floor Area: 979 ft² / 91 m²
Plot Area: 0.07 acres
Year Built : 1950-1966
Council Tax : Band A
Annual Estimate: £1,537
Title Number: DY202223

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	82 mb/s	1000 mb/s

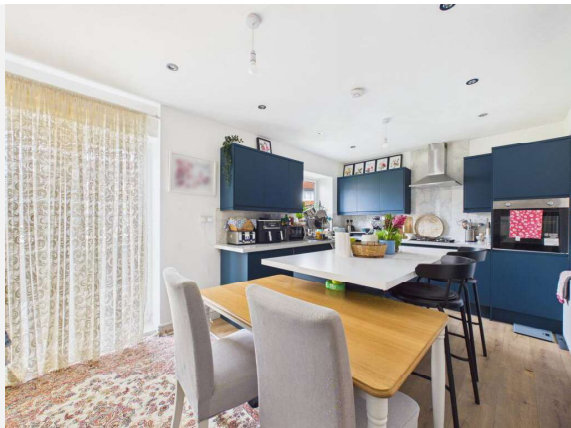
Mobile Coverage:
(based on calls indoors)



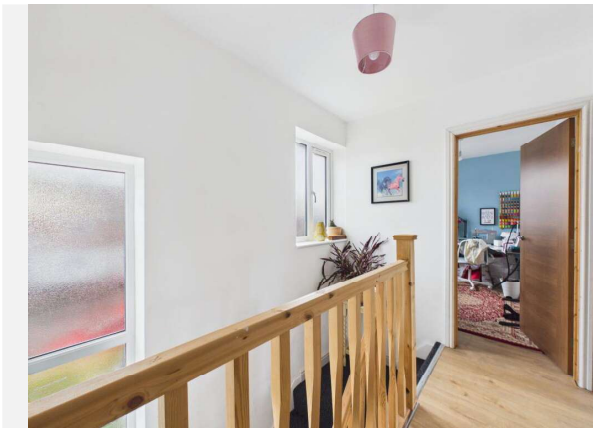
Satellite/Fibre TV Availability:



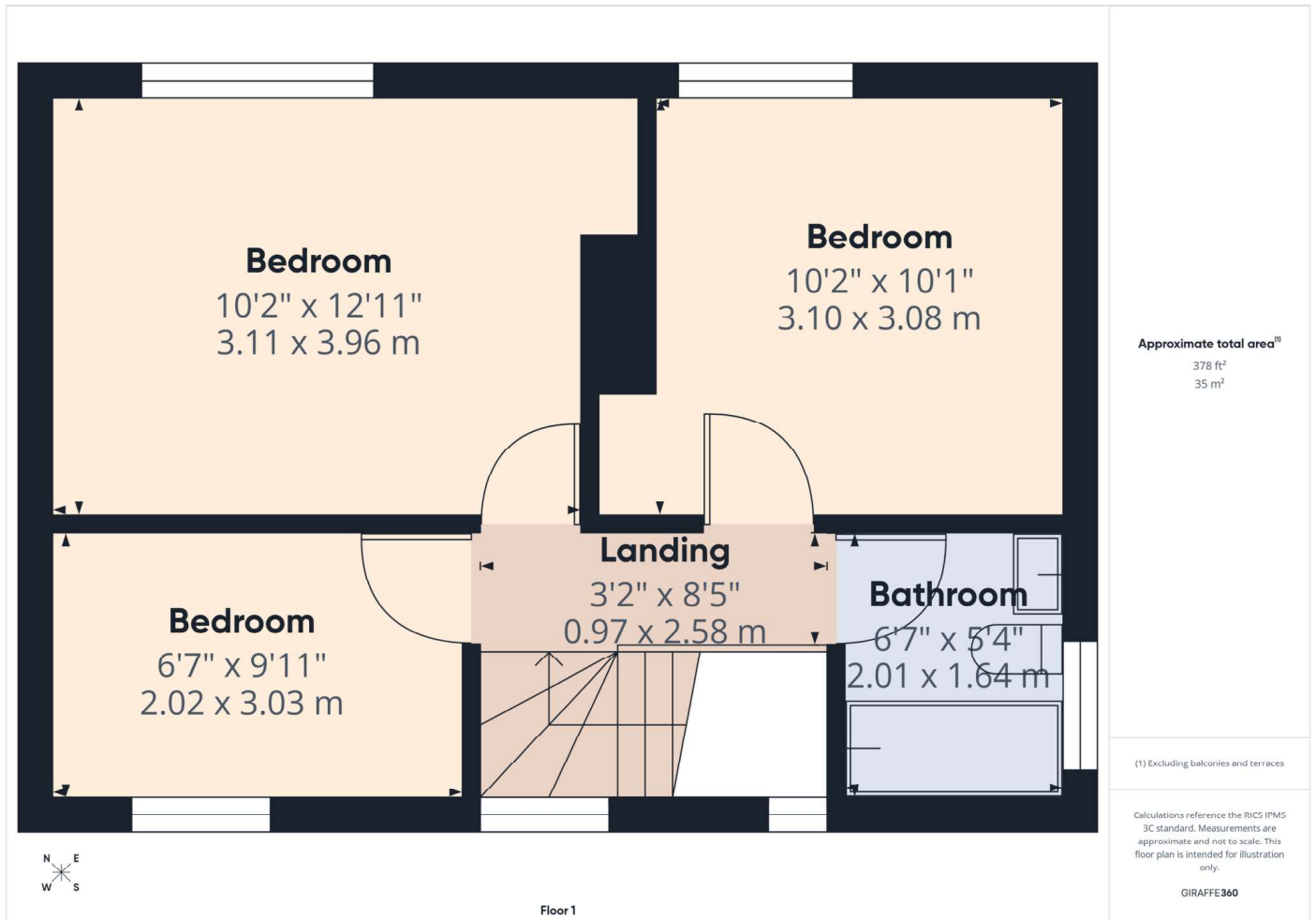
Gallery Photos



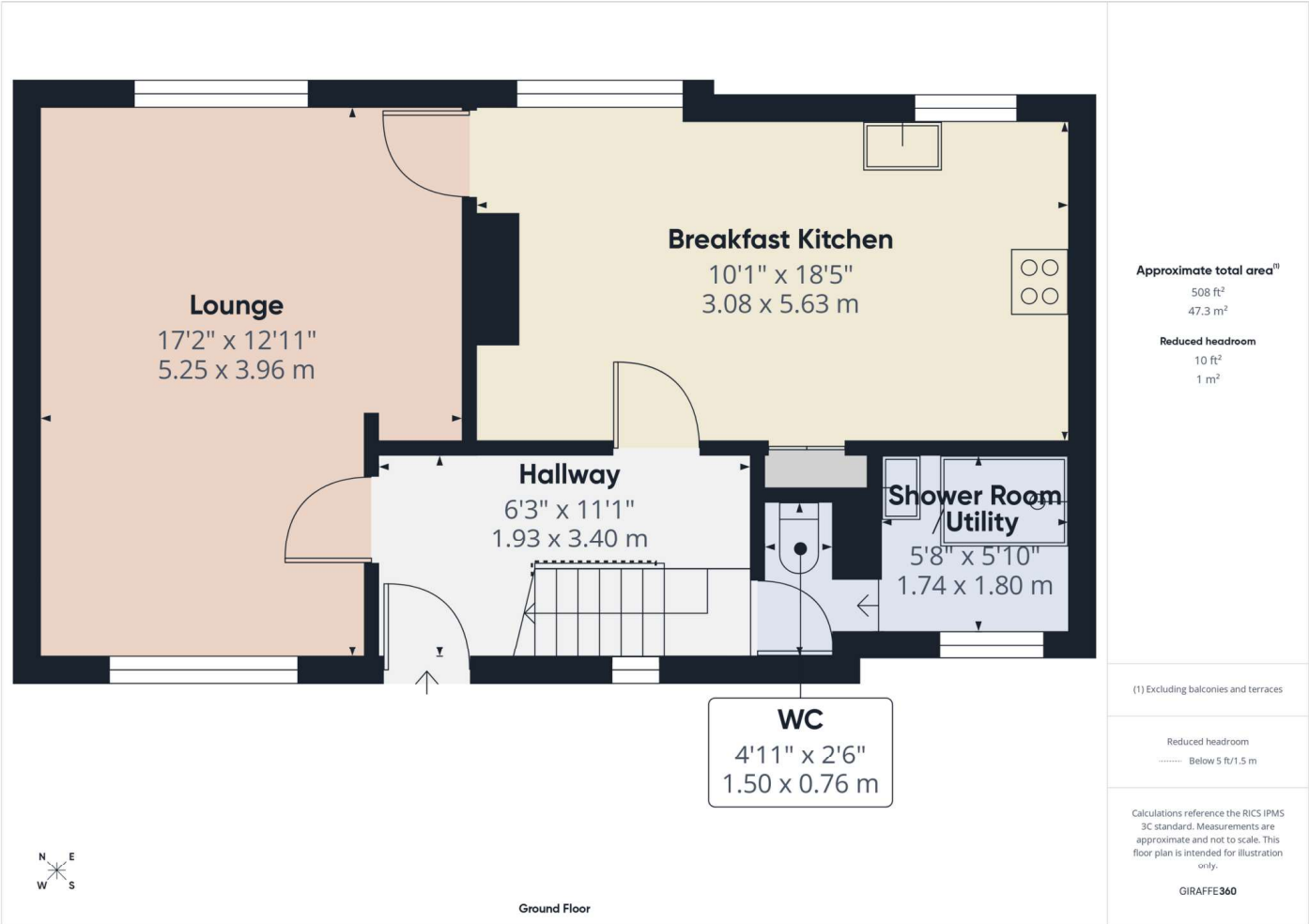
Gallery Photos



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Property EPC - Certificate



DE21

Energy rating

C

Valid until 21.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, with internal insulation
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 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

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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