



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th August 2026



SEFTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



Useful Information:

- > Traditional Two Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy
- > Off-Road Parking, Enclosed South-Facing Rear Garden
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional two-bedroom semi-detached home offered for sale with no upward chain, making it an ideal purchase for a first-time buyer. The property benefits from a driveway providing off-road parking, a south-facing rear garden, two spacious reception rooms, and a first-floor shower room. The property is conveniently located close to local amenities, schools, and transport links, making it a great choice for those looking to step onto the property ladder. The accommodation is supplemented by double glazing and briefly comprises:- side entrance lobby, living room, sitting/dining room and kitchen. To the first floor the landing provides access to two bedrooms and shower room with a three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking and a pleasant south-facing rear garden. Sefton Road is well situated for Chaddesden and its range of 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: (3'5" x 2'8") 1.04 x 0.81
Living Room: (10'5" x 10'7") 3.17 x 3.23
Dining Room: (9'10" x 8'11") 3.00 x 2.72
Kitchen: (7'10" x 9'7") 2.39 x 2.92
WC: (4'2" x 2'9") 1.27 x 0.84
Rear Hall: (3'2" x 2'9") 0.97 x 0.84
First Floor Landing: (3'6" x 6'0") 1.07 x 1.83
Bedroom One: (10'4" x 10'8") 3.15 x 3.25
Bedroom Two: (9'10" x 7'9") 3.00 x 2.36
Shower Room: (6'1" x 5'5") 1.85 x 1.65

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking. There is gated access to the side elevation with an integrated store. The rear garden and there is gated access through to a south-facing rear garden having a decked patio and paved area together with lawned area.

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.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY455749

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)

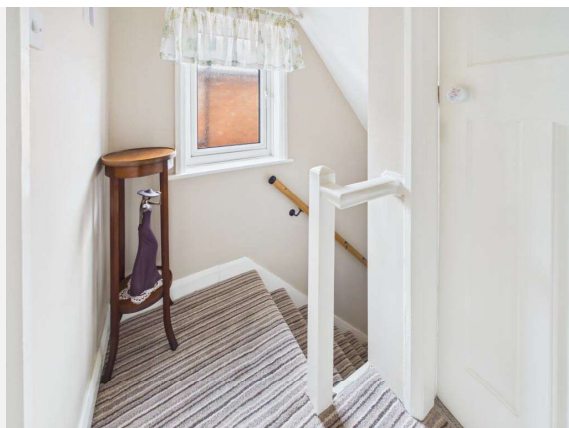
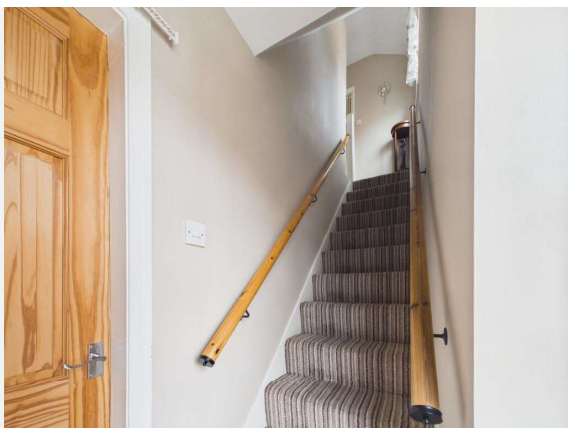
7	51	1800
mb/s	mb/s	mb/s

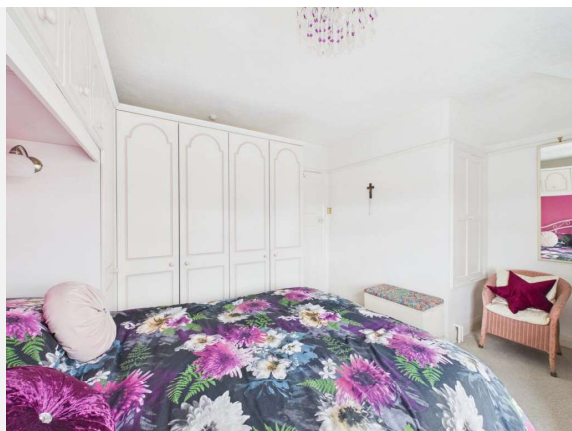
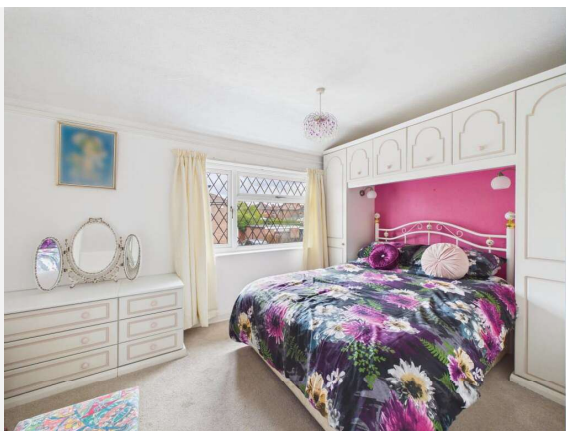
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





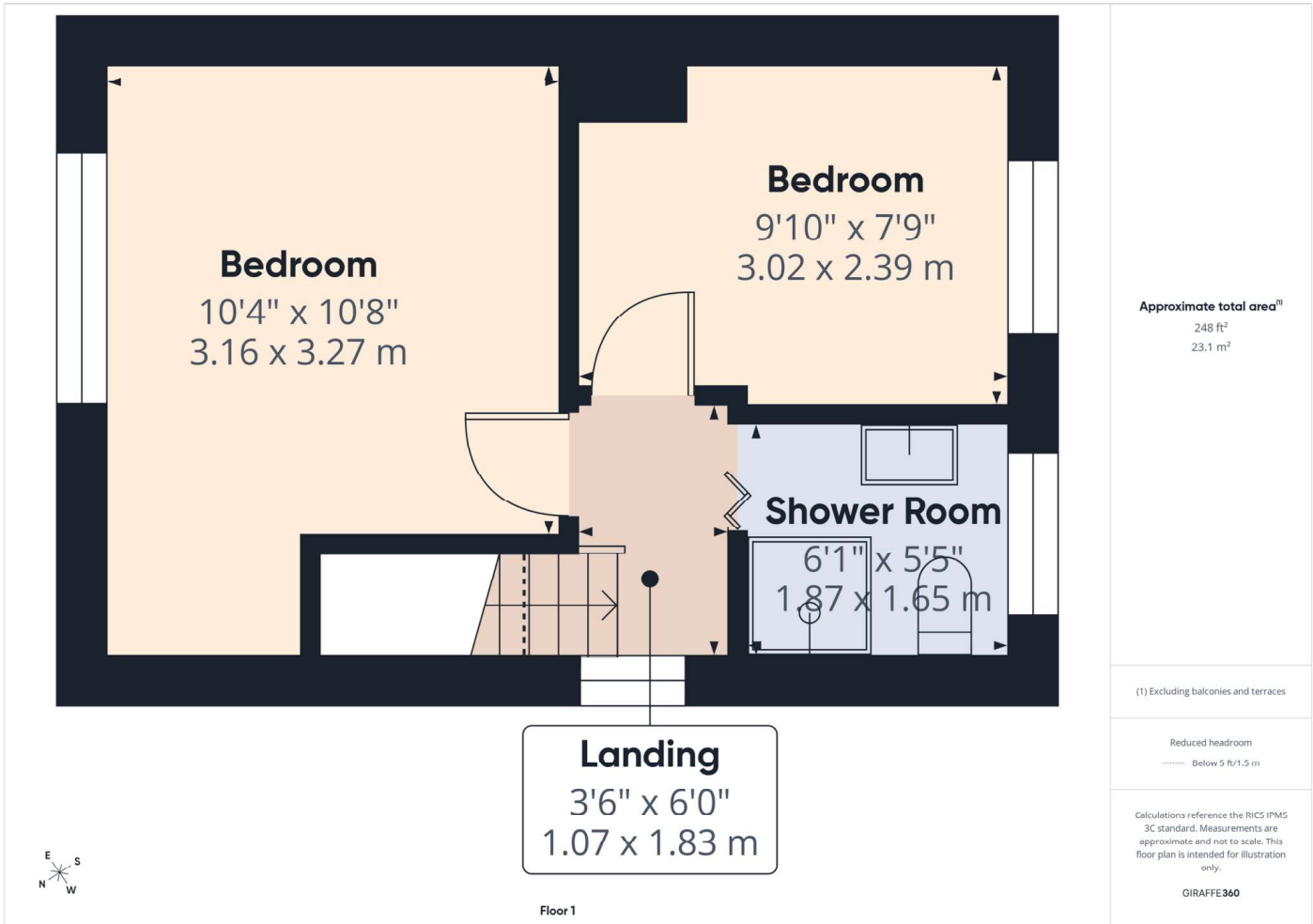




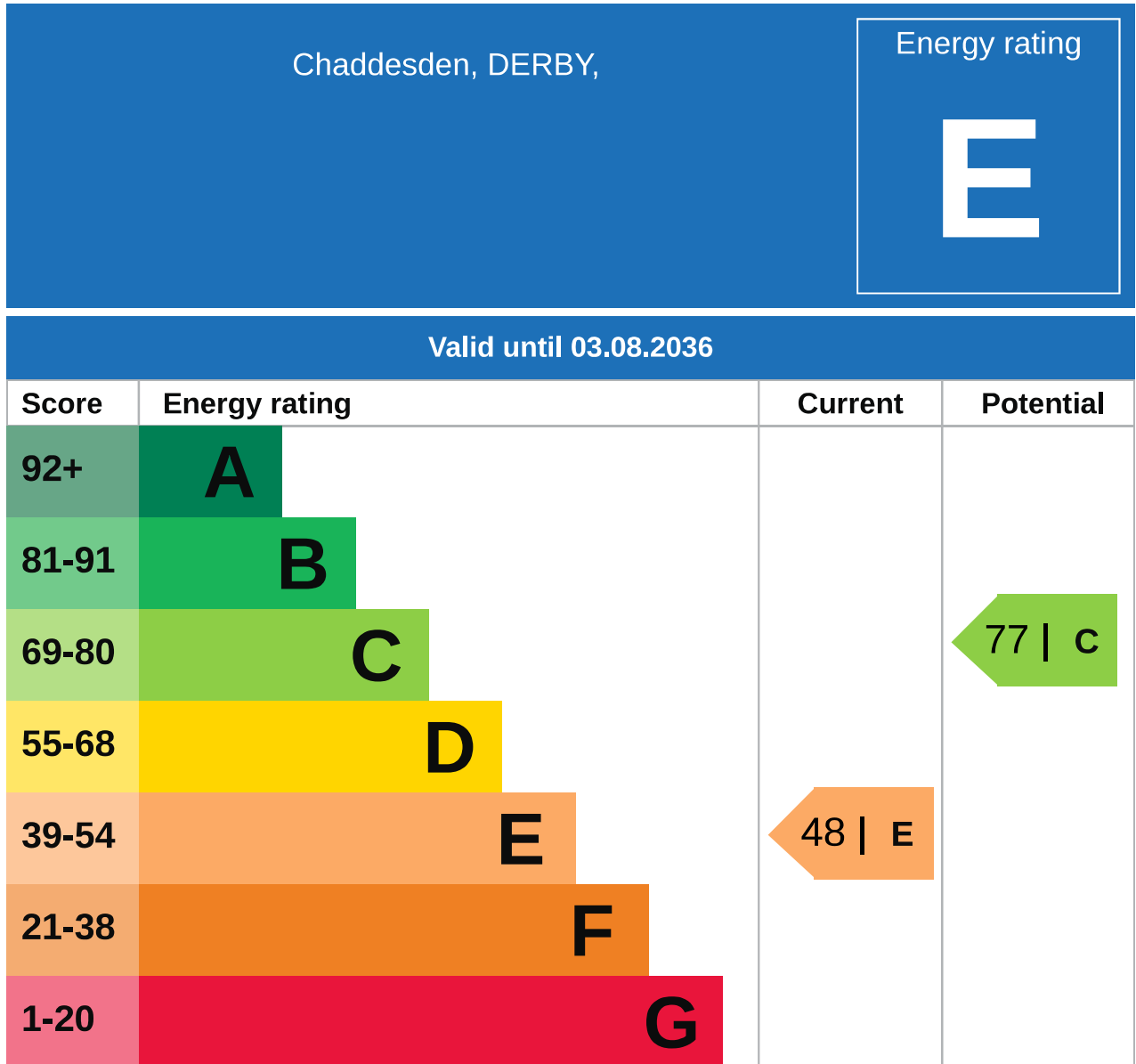
SEFTON ROAD, CHADDESSEN, DERBY, DE21



SEFTON ROAD, CHADDESSEN, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Room heaters, mains gas
Main Heating Energy:	Average
Main Heating Controls:	No thermostatic control of room temperature
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	60 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

