

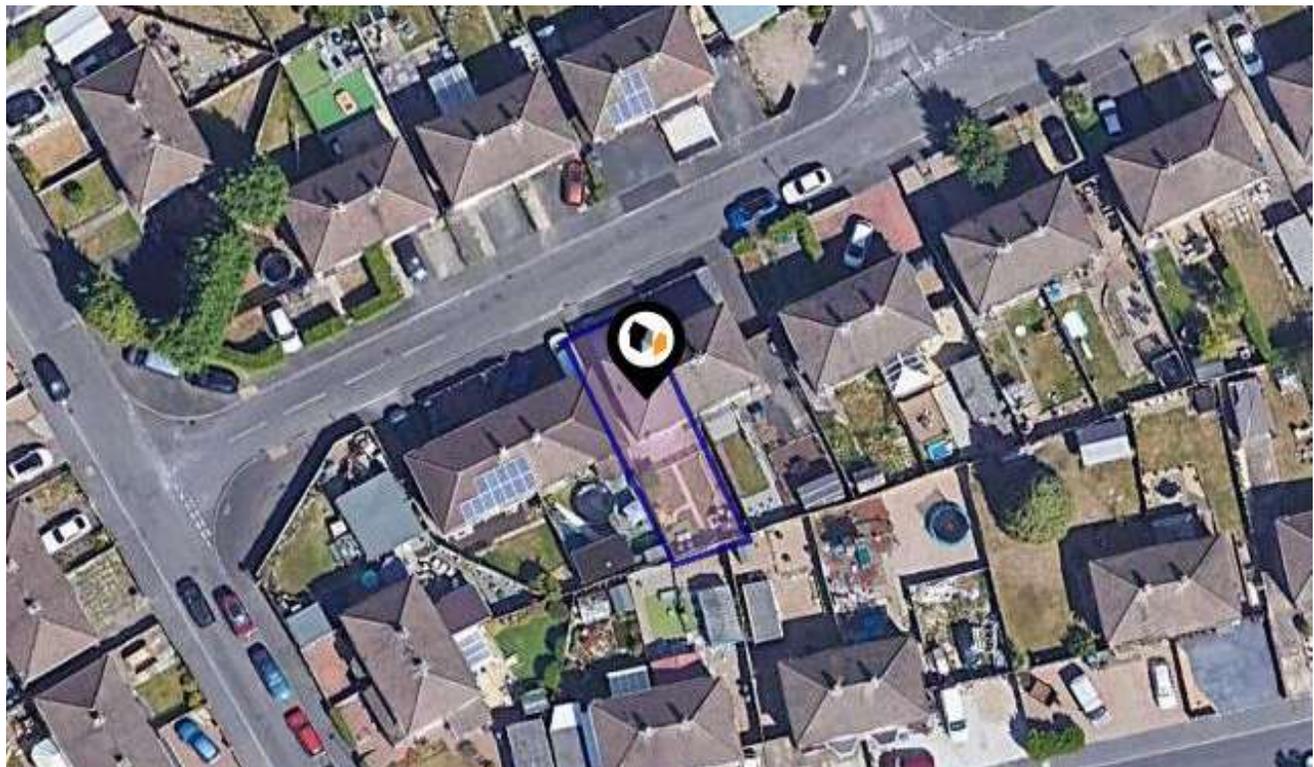


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026



## SANDRINGHAM ROAD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented, Bay-Fronted Semi-Detached Home
- > Ideal First Time Home, Viewing Recommended
- > Off-Road Parking For Two Vehicles
- > EPC Rating C, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold

### Property Description

A well-presented, two double-bedroomed, bay-fronted semi-detached home, ideal for a first-time buyer. The property benefits from a spacious dining kitchen, off-road parking for two vehicles, and a south-facing rear garden. Viewing is highly recommended. The accommodation benefits gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, bay fronted lounge, dining kitchen and side lobby/utility. To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite. Outside, to the front elevation is a driveway providing off-road parking for two vehicles and to the rear elevation is an enclosed, south-facing garden. Sandringham Road is well situated for local shops, schools and transport links together with easy access for Derby City Centre and road links including the A38, A52 and M1 motorway respectively.

### Room Measurement & Details

Entrance Hall: (5'5" x 3'2") 1.65 x 0.97  
Living Room: (14'6" x 11'4") 4.42 x 3.45  
Dining Kitchen: (12'11" x 9'5") 3.94 x 2.87  
Utility Room: (4'4" x 9'4") 1.32 x 2.84  
First Floor Landing: (5'11" x 5'7") 1.80 x 1.70  
Bedroom One: (12'5" x 9'4") 3.78 x 2.84  
Bedroom Two: (9'3" x 11'6") 2.82 x 3.51  
Bathroom: (8'0" x 5'5") 2.44 x 1.65

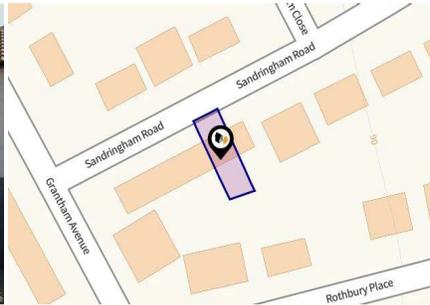
### Outside:

There is a driveway to front elevation providing off-road parking for two vehicles. Gated access to the side elevation leads to an enclosed rear garden which enjoys a south-facing aspect with two seating areas, cold water tap 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. 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

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY403697		

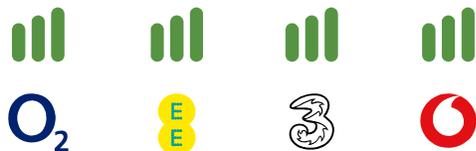
## Local Area

<b>Local Authority:</b>	City of derby
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>54</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



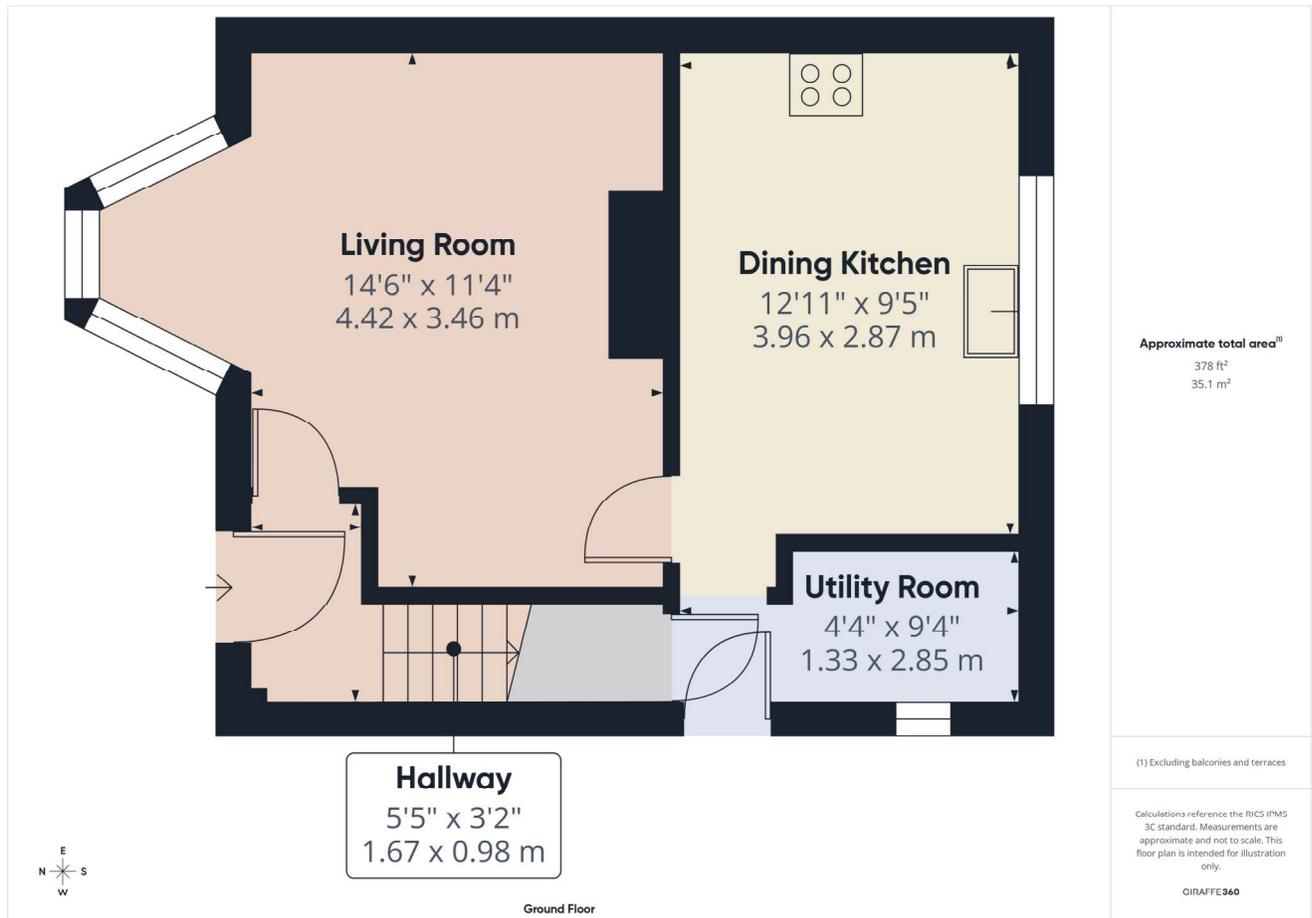
# Gallery Photos



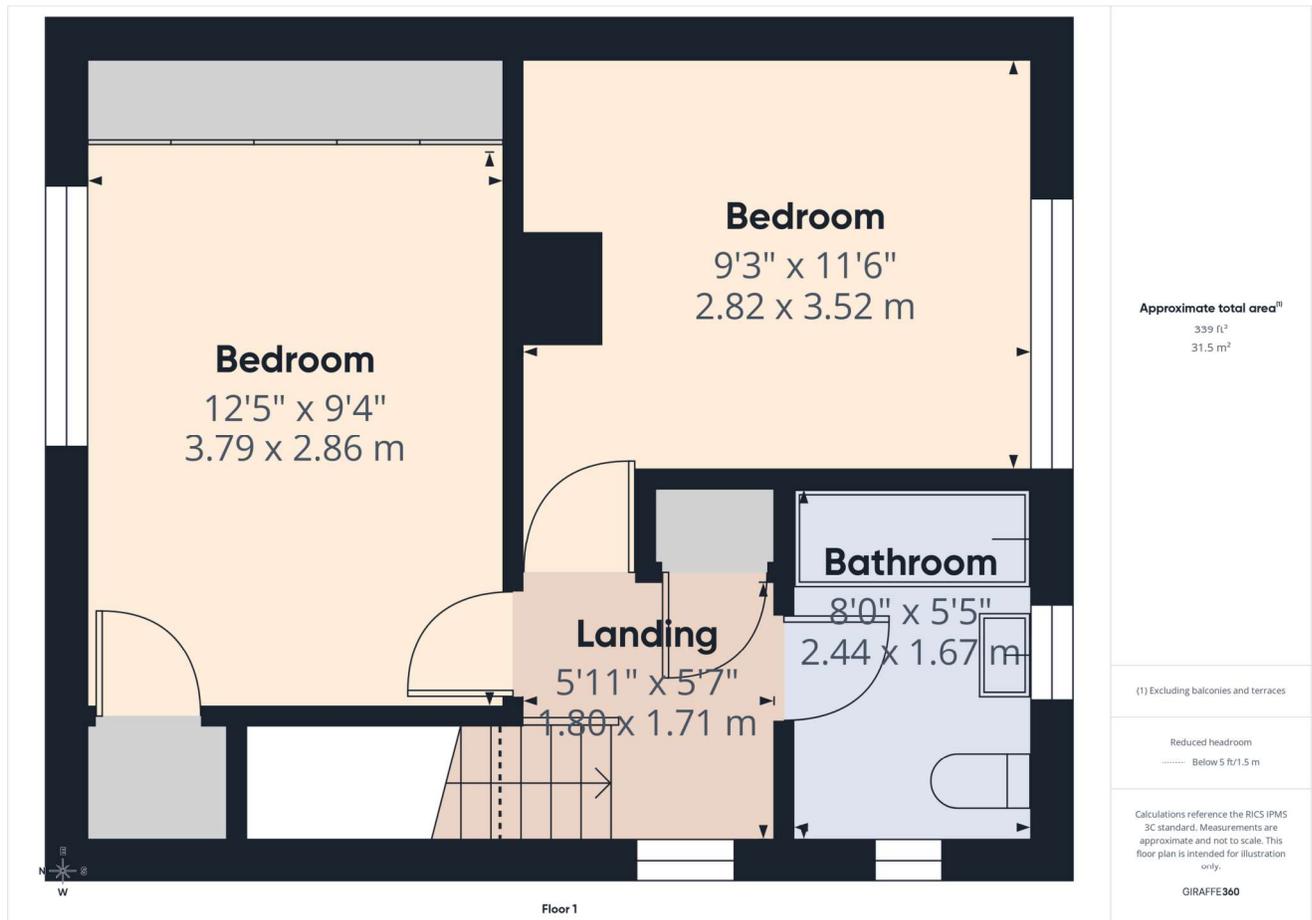
# Gallery Photos



## SANDRINGHAM ROAD, DERBY, DE21



## SANDRINGHAM ROAD, DERBY, DE21



# Property EPC - Certificate



DERBY, DE21

Energy rating

**D**

Valid until 08.11.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	System built, with external insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	71 m <sup>2</sup>



## Hannells

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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

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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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# 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.



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