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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th February 2026



TEWKESBURY CRESCENT, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Maintained and Presented Mid-Terrace Property
- > Spacious Accommodation, Ideal Family Home, Viewing Recommended
- > Off-Road Parking For Two Vehicles
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-presented mid-terrace home, offering deceptively spacious accommodation throughout. This four double-bedroom property is ideal for first-time buyers or a growing family and benefits from a modern fitted kitchen, two reception rooms, off-road parking for two vehicles and an enclosed rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, lounge, dining room with French doors to the rear garden and fitted kitchen. To the first floor the landing provides access to four good size bedrooms and bathroom with a three piece suite. Outside, there is a driveway providing off-road parking for two vehicles along with gated side access. To the rear is an enclosed garden being mainly laid to lawn with useful garden shed with power connected, further storage and outside WC. Tewkesbury 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.

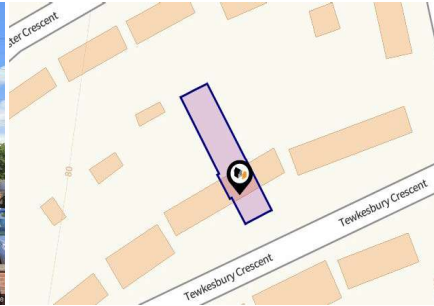
Room Measurement & Details

Entrance Hall: (5'9" x 12'0") 1.75 x 3.66
Living Room: (16'1" x 12'0") 4.90 x 3.66
Dining Room: (11'1" x 9'2") 3.38 x 2.79
Kitchen: (10'9" x 8'6") 3.28 x 2.59
First Floor Landing: (11'9" x 2'7") 3.58 x 0.79
Bedroom One: (9'2" x 12'11") 2.79 x 3.94
Bedroom Two: (13'0" x 8'6") 3.96 x 2.59
Bedroom Three: (9'6" x 8'6") 2.90 x 2.59
Bedroom Four: (6'8" x 10'0") 2.03 x 3.05
Bathroom: (7'6" x 5'4") 2.29 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:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY329276		

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)

5 mb/s	80 mb/s	1000 mb/s

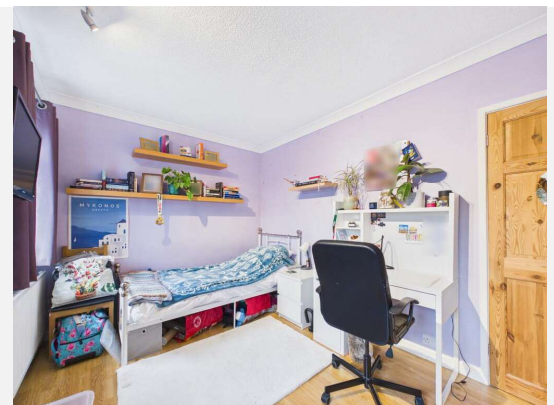
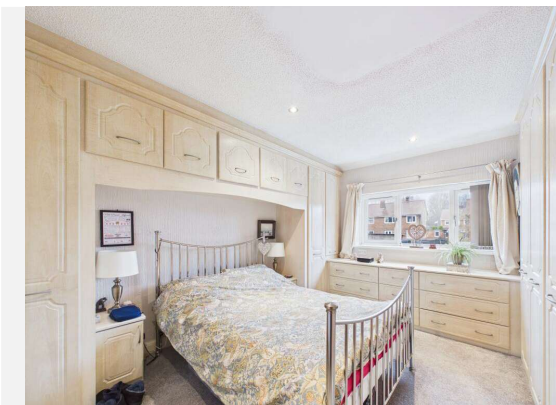
Mobile Coverage: (based on calls indoors)



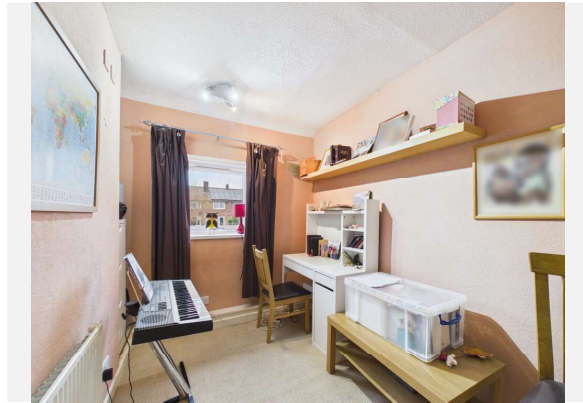
Satellite/Fibre TV Availability:



Gallery Photos



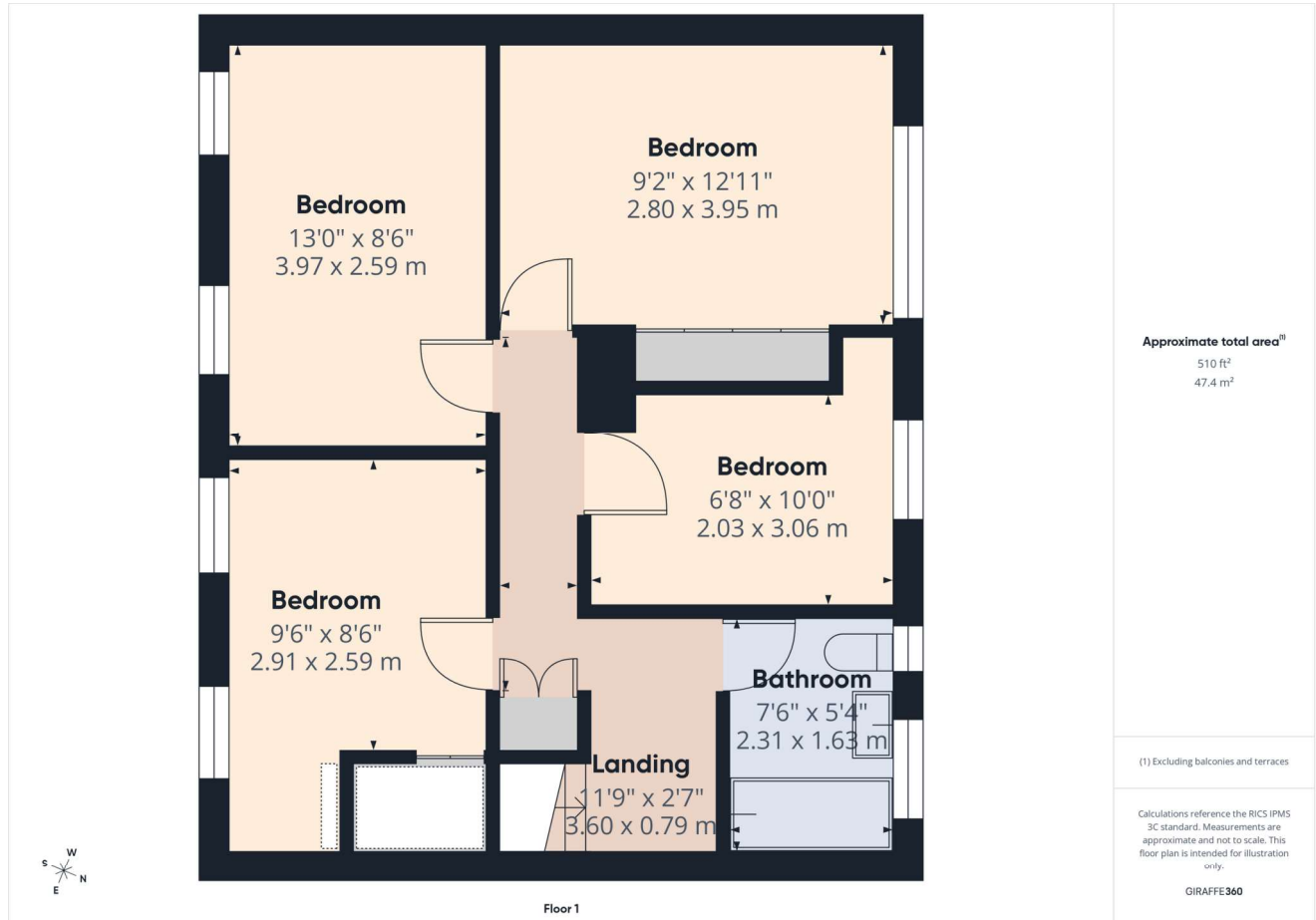
Gallery Photos



TEWKESBURY CRESCENT, DERBY, DE21



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Property EPC - Certificate



DERBY, DE21

Energy rating

C

Valid until 18.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	104 m ²

Hannells About Us



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.

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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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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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