



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st April 2026



LEWISTON ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroomed Semi-Detached Home
- > Vacant Possession/No Chain
- > Requires A Full Scheme Of Modernisation
- > EPC Rating E, Non Standard Construction
- > Council Tax Band A, Freehold

Property Description

A three-bedroom semi-detached home offered with no upward chain, requiring a full programme of modernisation and improvement. The accommodation comprises a through lounge/dining room, kitchen, bathroom, and separate WC. Externally, the property benefits from gardens and a driveway. In brief the accommodation comprises:- reception hallway, kitchen and through lounge/dining room. To the first floor the landing provides access to three bedrooms, bathroom and separate WC. Outside, are gardens to front, side and rear elevations together with a driveway providing off-road parking. Lewiston Road is well situated for Cherry Tree school, shops and transport links together with road links including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hall: (6'3" x 11'9") 1.90 x 3.58

Through Lounge Diner:

Lounge Area: (12'7" x 11'10") 3.84 x 3.61

Dining Area: (9'9" x 8'7") 2.97 x 2.62

Kitchen: (8'10" x 8'7") 2.69 x 2.62

First Floor Landing: (5'10" x 6'3") 1.78 x 1.90

Bedroom One: (10'10" x 11'7") 3.30 x 3.53

Bedroom Two: (10'4" x 9'2") 3.15 x 2.79

Bedroom Three: (8'0" x 8'7") 2.44 x 2.62

Bathroom: (5'7" x 5'5") 1.70 x 1.65

WC: (2'7" x 5'5") 0.79 x 1.65

Outside:

There are gardens to front, side and rear elevations together with a driveway providing off-road parking.

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: 839 ft² / 78 m²
Plot Area: 0.08 acres
Council Tax : Band A
Annual Estimate: £1,537
Title Number: DY25644

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)

10 mb/s **80** mb/s **1800** mb/s
  

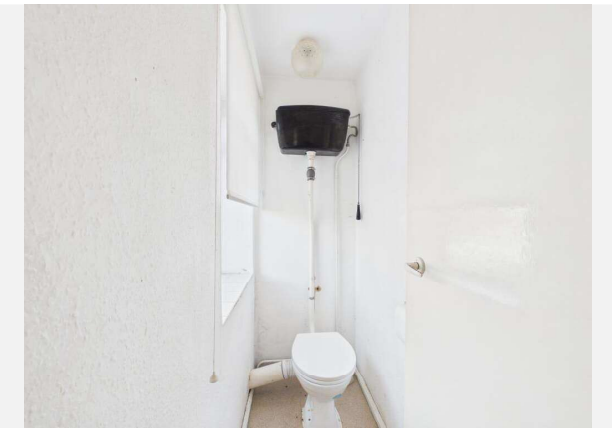
Mobile Coverage:
(based on calls indoors)



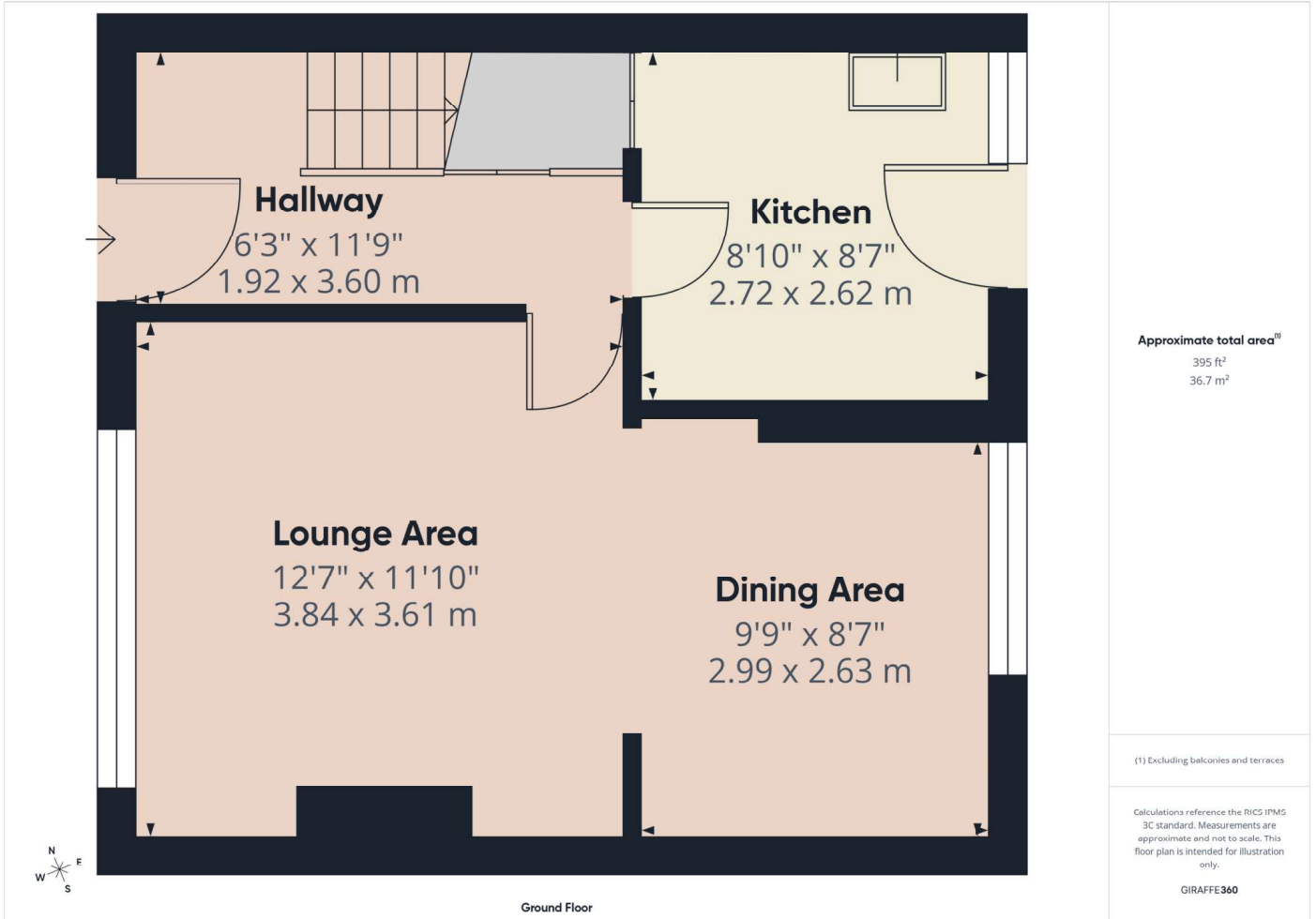
Satellite/Fibre TV Availability:



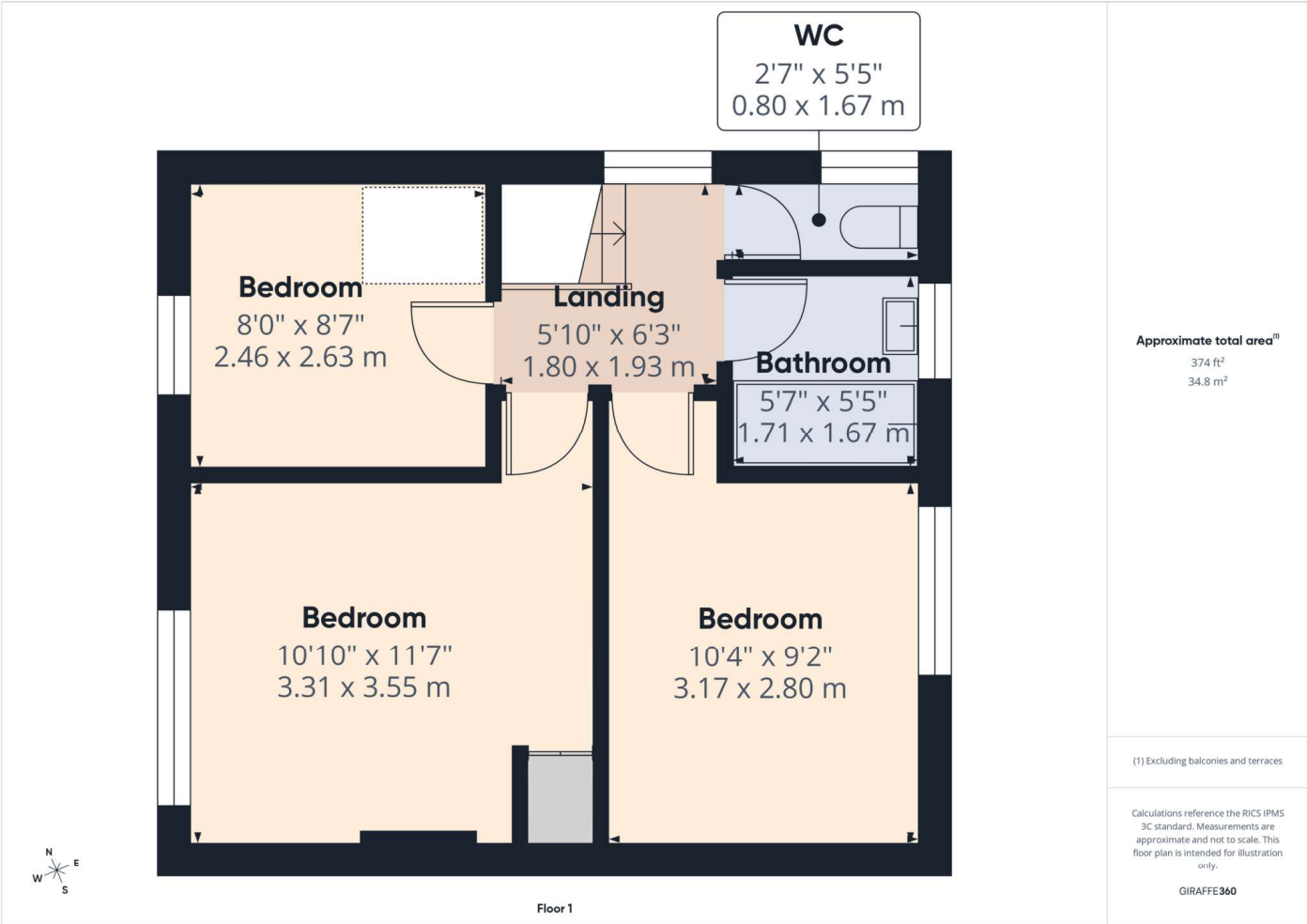




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Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

E

Valid until 07.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	78 m ²



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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

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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