



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



ALBERT ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modernised And Improved Detached Home
- > Ideal First Time Buy/Family Home, No Upward Chain
- > Off-Road Parking, South-Facing Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A traditional, well-appointed detached home, ideally suited to first-time buyers or growing families, and offered for sale with no upward chain. The property occupies a popular and convenient location, close to a range of local amenities and excellent road links. Well presented throughout, the accommodation includes a spacious dual-aspect lounge/dining room, a fitted kitchen and a modern shower room. Externally, the property benefits from off-road parking and a south-facing rear garden. An appealing family home combining traditional character with modern conveniences, in a convenient residential setting. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, modern fitted kitchen and dual aspect through lounge/dining room. To the first floor the landing provides access to three bedrooms and modern shower room. Outside, there is off-road parking to the front elevation and a good size enclosed rear garden which enjoys a south facing. Albert Road is well situated for Chaddesden and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Door To: Kitchen: (23'9" x 6'0") 7.24 x 1.83

Living Room: (25'6" x 10'9") 7.77 x 3.28

First Floor Landing: (7'2" x 2'7") 2.18 x 0.79

Bedroom One: (11'7" x 10'9") 3.53 x 3.28

Bedroom Two: (11'9" x 7'10") 3.58 x 2.39

Bedroom Three: (8'10" x 7'0") 2.69 x 2.13

Shower Room: (7'9" x 5'10") 2.36 x 1.78

Buyer Information:

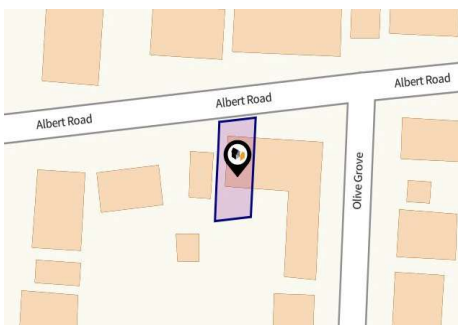
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long 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.

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Property Overview

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A Moving Experience



Property

Type:	Detached
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY43055

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

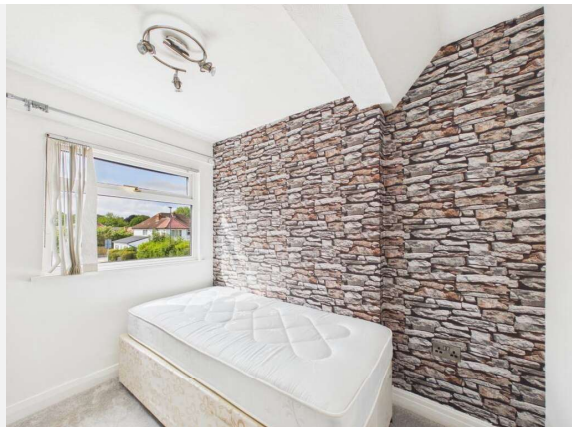
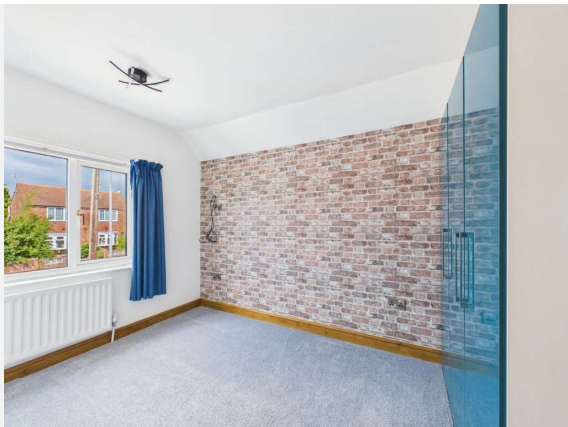
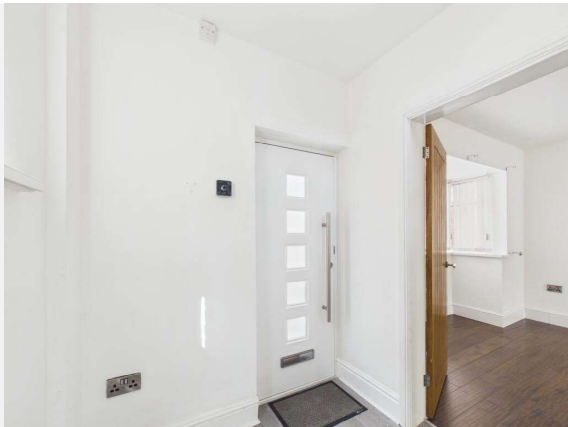
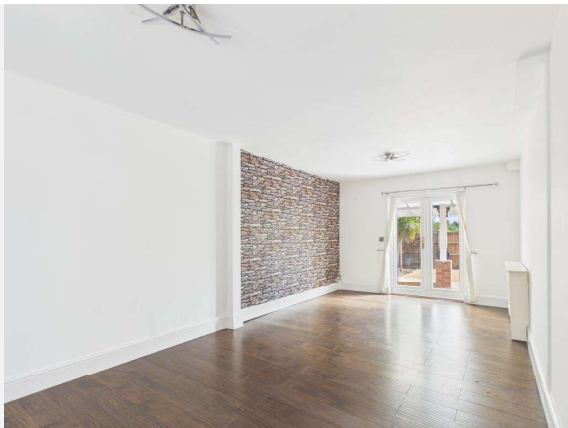
7	60	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



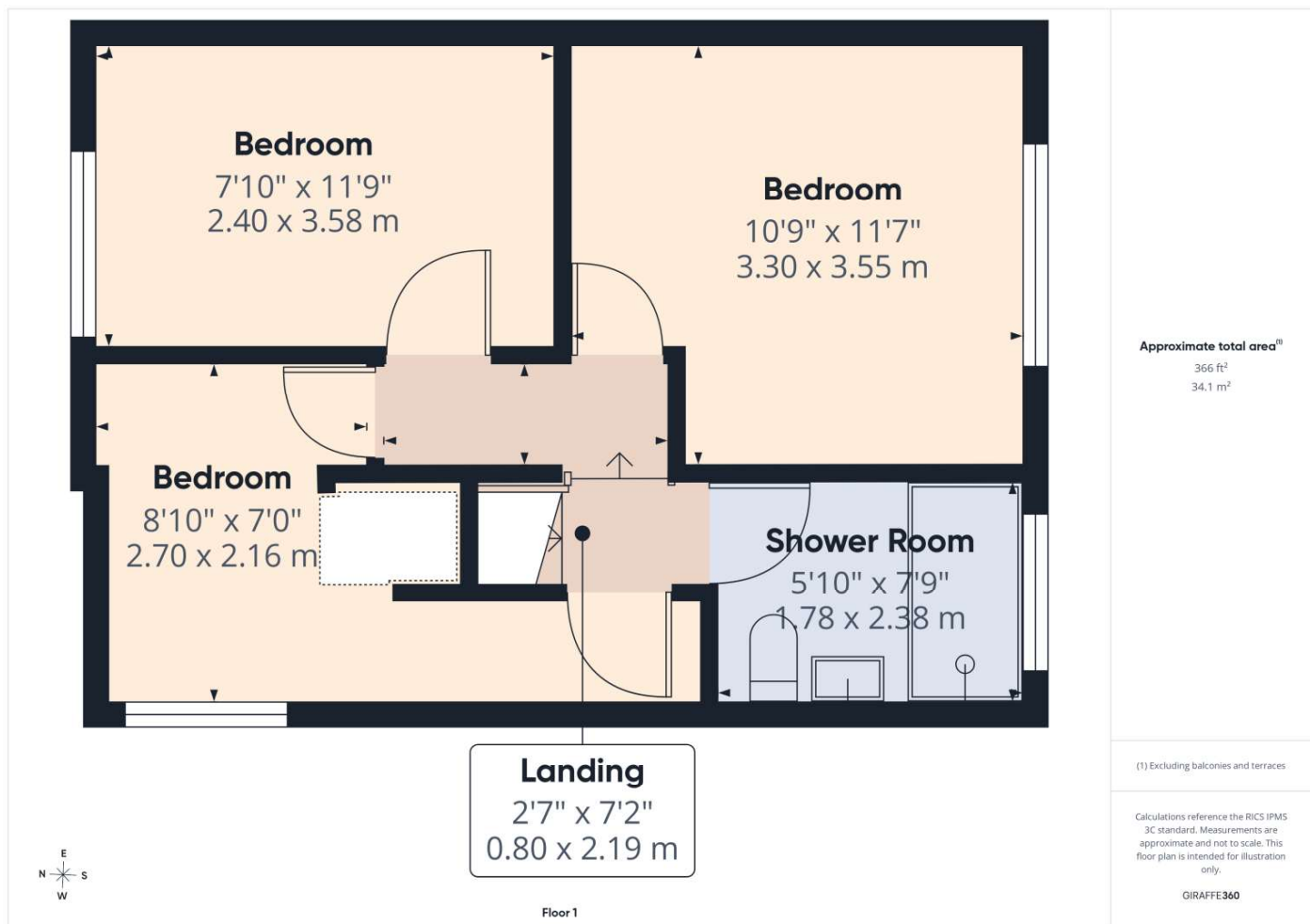




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Property EPC - Certificate



Albert Road, Chaddesden, DE21

Energy rating

D

Valid until 06.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 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 56% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	81 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

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