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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th August 2026



RUPERT ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Attractive And Particularly Well-Presented Semi-Detached Home
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Pleasant And Spacious Lounge

Property Description

A most attractive bay-fronted semi-detached home, beautifully presented by the current owners. An early viewing is highly recommended to fully appreciate all that this property has to offer. The property also benefits from a mature rear garden, off-road parking, and an enclosed carport. The accommodation is supplemented by gas fired central heating, UPVC double glazing and being re-roofed over recent years and briefly comprises:- reception hallway, fitted kitchen with French doors to the rear garden, pleasant lounge and conservatory (currently used as a dining room). To the first floor are three bedrooms and bathroom with a three piece suite. Outside, off-road parking is provided to the front elevation, a carport/lean-to may be found at the side elevation and as previously mentioned there is a pleasant and mature garden to the rear elevation.

Room Measurement & Details

Reception Hallway:

Spacious Through Lounge/Dining Room: (27'1" x 10'1") 8.25 x 3.07

Conservatory (Currently Used As A Dining Room): (12'0" x 9'2") 3.66 x 2.79

Fitted Kitchen: (13'2" x 5'7") 4.01 x 1.70

First Floor Landing:

Double Bedroom One: (13'7" x 8'3") 4.14 x 2.51

Double Bedroom Two: (11'1" x 7'8") 3.38 x 2.34

Bedroom Three: (7'9" x 6'11") 2.36 x 2.11

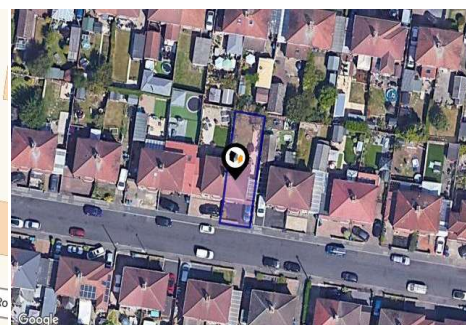
Bathroom: (7'9" x 6'11") 2.36 x 2.11

Outside:

There is a press crete frontage providing off-road parking. A carport/enclosed lean-to to the side elevation 16' x 8'10" has an up and over door, power and plumbing for washing machine, Door to:- Pleasant and enclosed rear garden having a paved patio area having a mature garden beyond with further patio area, lawned area, mature and well stocked flower, shrub and trees borders. Garden shed, cold water tap and outside power.

Buyer Information:

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY197424

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

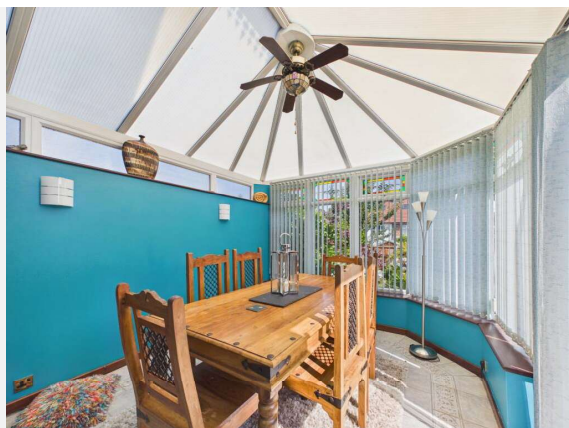
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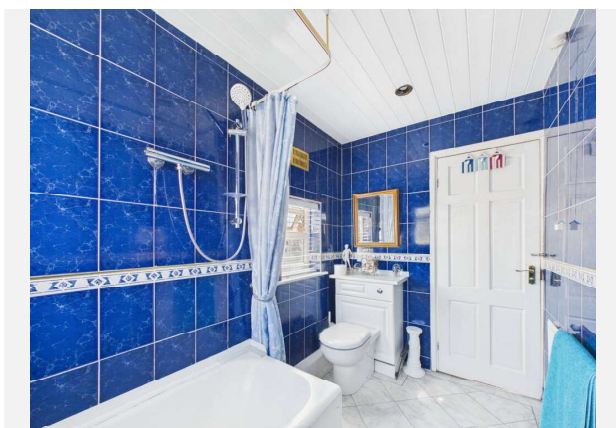
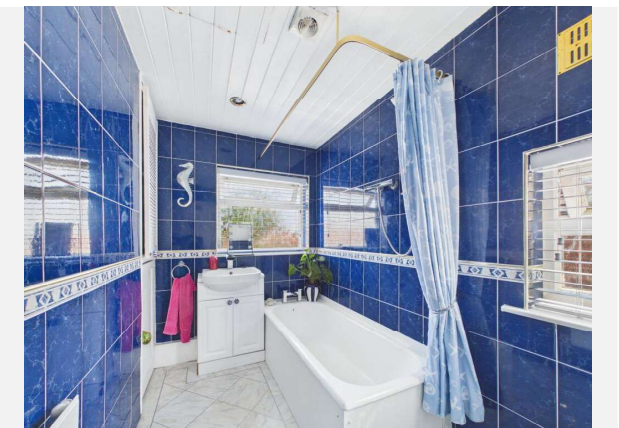
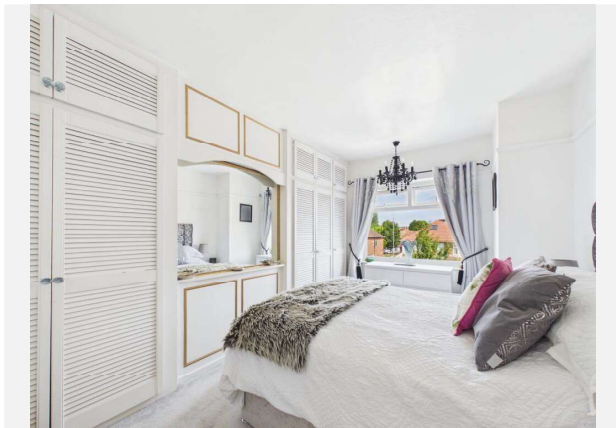
Mobile Coverage:
(based on calls indoors)

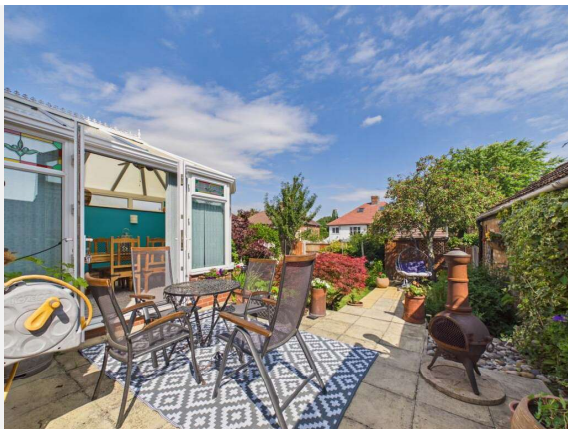


Satellite/Fibre TV Availability:

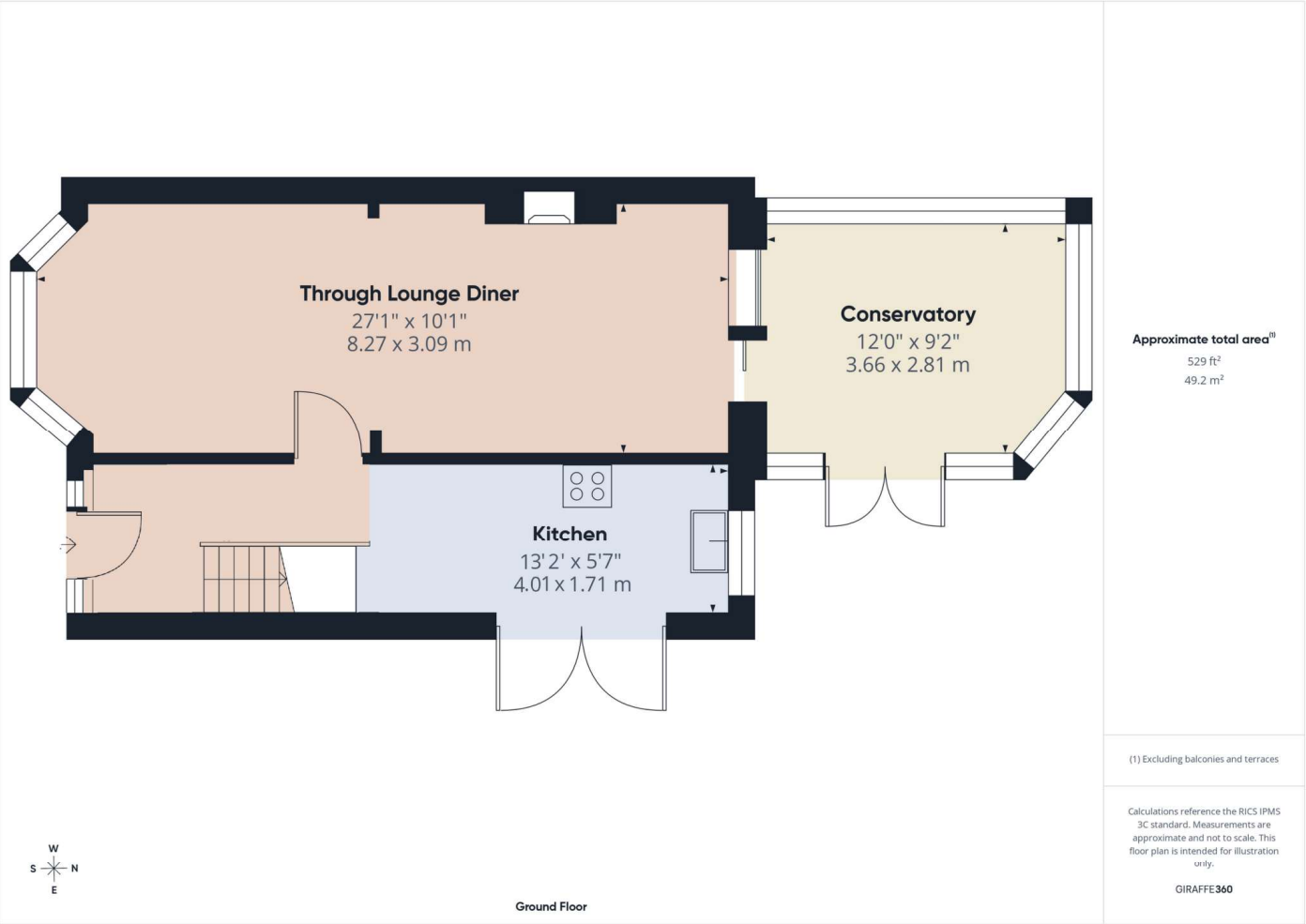




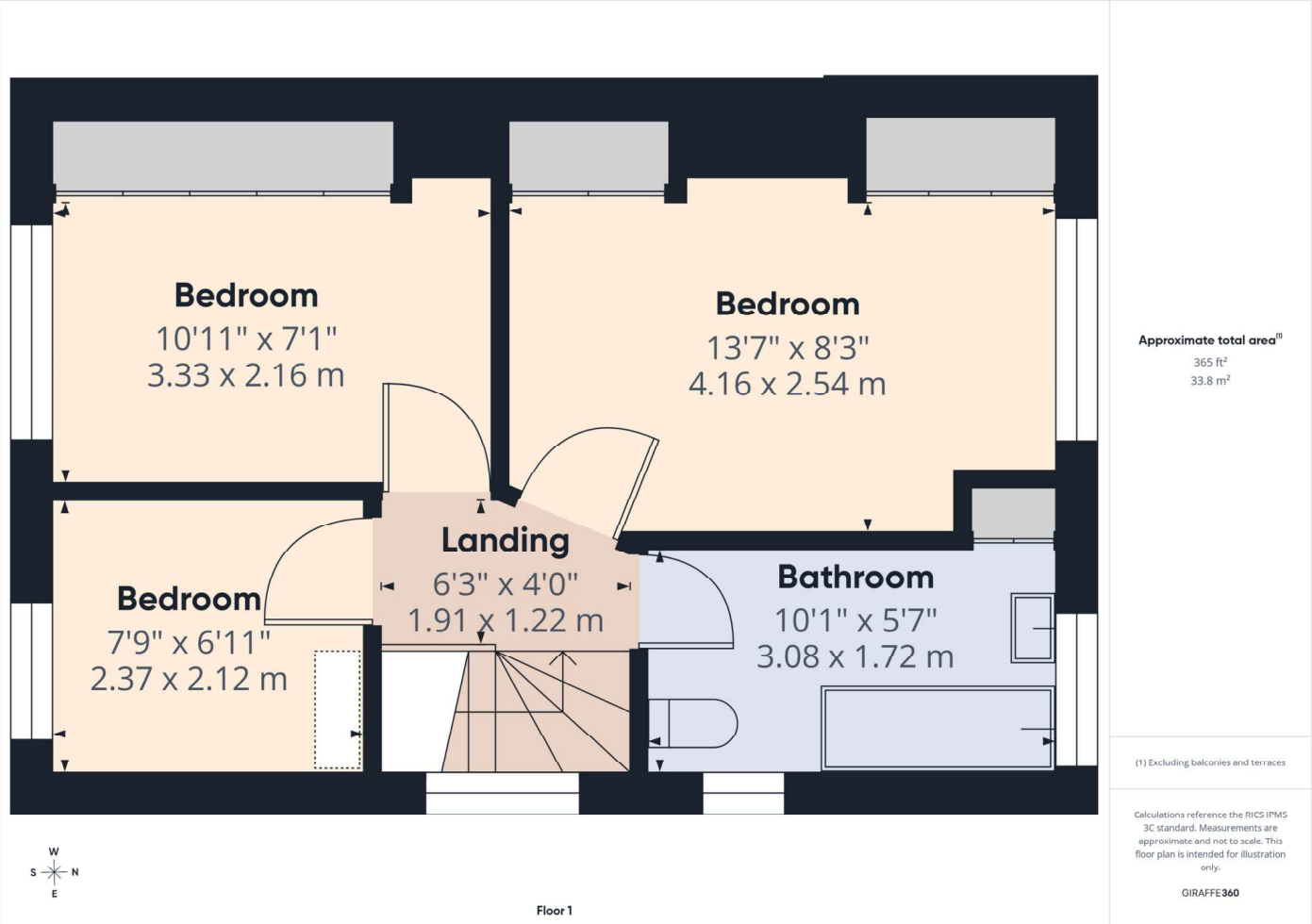




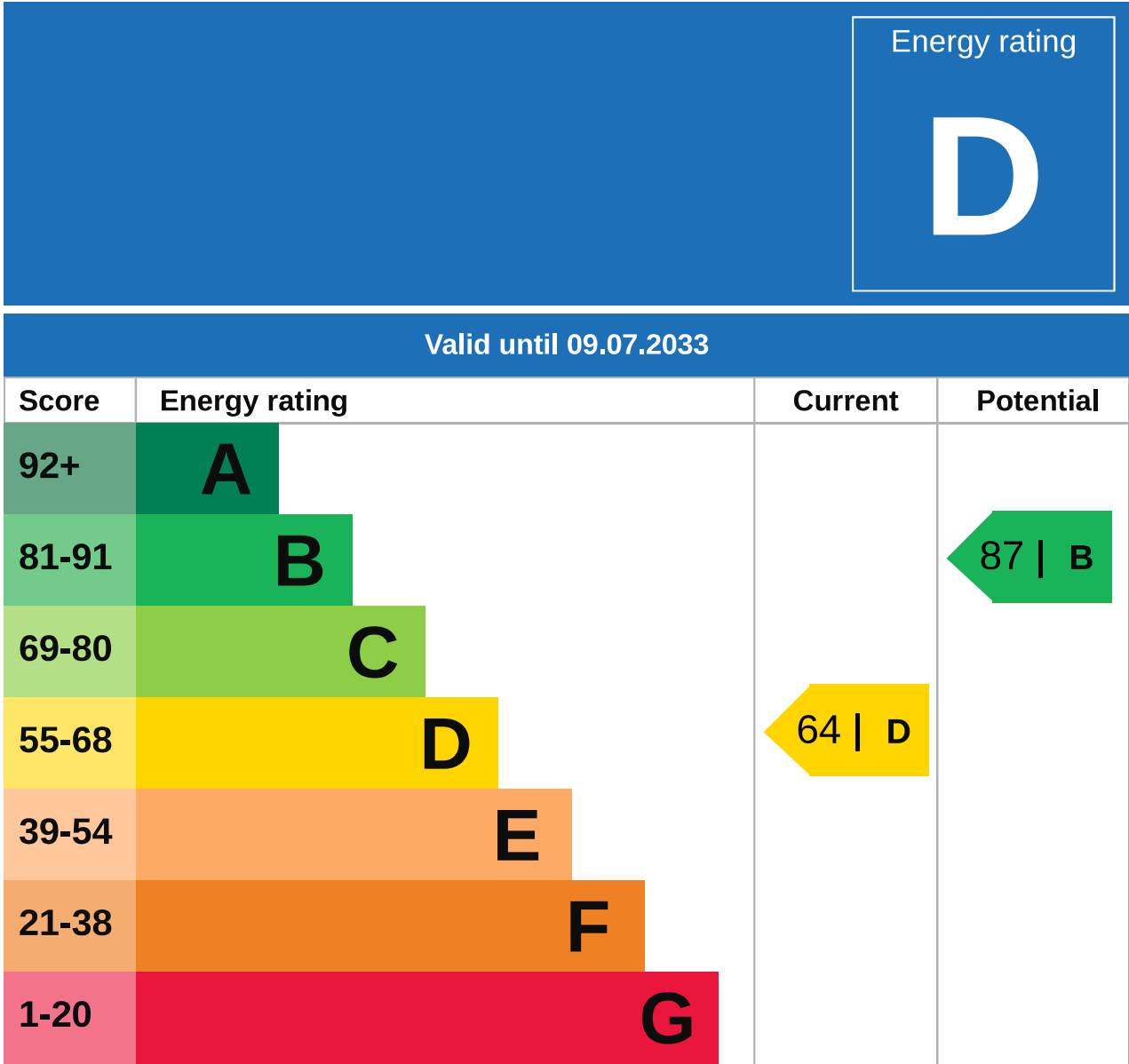
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 250 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 all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	76 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

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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.

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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