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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



MARJORIE ROAD, CHADDESDEN, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Traditional Bay-Fronted Semi-Detached Home
> Ideal Family Home/First Time Buy
> EPC Rating D, Standard Construction
> Council Tax Band A, Freehold
> Driveway Providing Off-Road Parking

Property Description
A well-maintained traditional bay-fronted semi-detached home, ideally situated in a popular residential location. Offering spacious accommodation, the property would make an ideal purchase for first-time buyers and growing families alike. Further benefits include a presscrete driveway providing off-road parking and a south-facing rear garden. Early viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, fitted kitchen and spacious dual aspect through lounge/dining room. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, there is a presscrete driveway providing off-road parking and a south-facing rear garden. Marjorie Road is well situated for Chaddesden and its range of shops, schools and transport links together with road links including the A52, M1 motorway, A50 and Nottingham East Midlands airport.

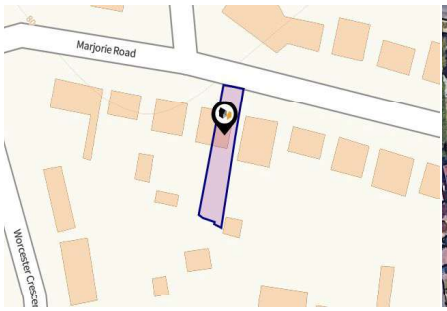
Room Measurement & Details
Hallway: (11'4" x 5'7") 3.46 x 1.70
Lounge/Dining Room: (26'5" x 10'2") 8.05 x 3.09
Kitchen: (13'5" x 5'7") 4.09 x 1.70
Landing: (6'1" x 4'0") 1.86 x 1.21
Bedroom: (13'8" x 10'3") 4.17 x 3.12
Bedroom: (10'11" x 9'2") 3.34 x 2.79
Bedroom: (7'11" x 6'11") 2.42 x 2.11
Bathroom: (10'0" x 5'8") 3.04 x 1.72
Outside:
There is a press crete driveway to the front elevation providing off-road parking. Double composite gates to the side elevation lead to the enclosed and mature rear garden enjoying a south-facing aspect and is laid mainly to lawn and incorporates a paved patio area, gravelled borders 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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	818 ft^2 / 76 m^2		
Plot Area:	0.08 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY22108		

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)

3	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

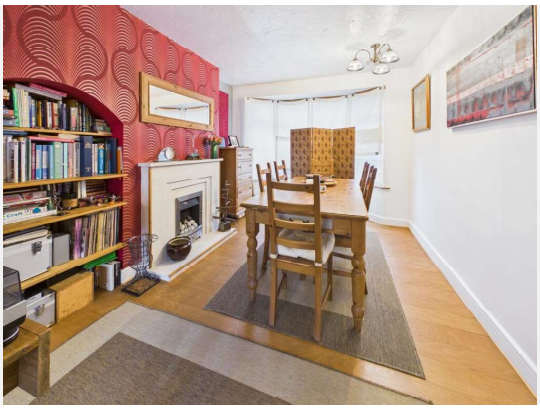
Satellite/Fibre TV Availability:

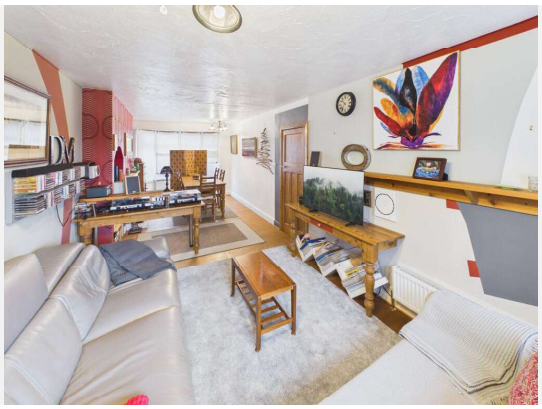
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Gallery
Photos





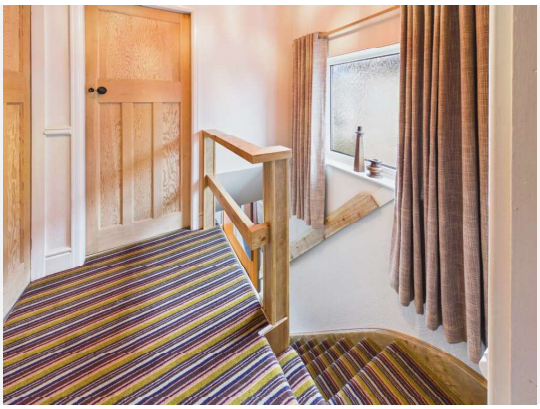






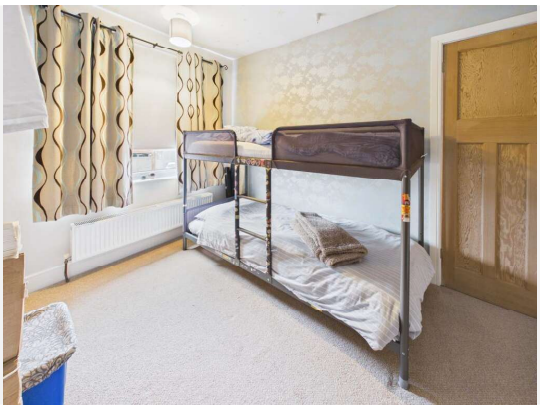


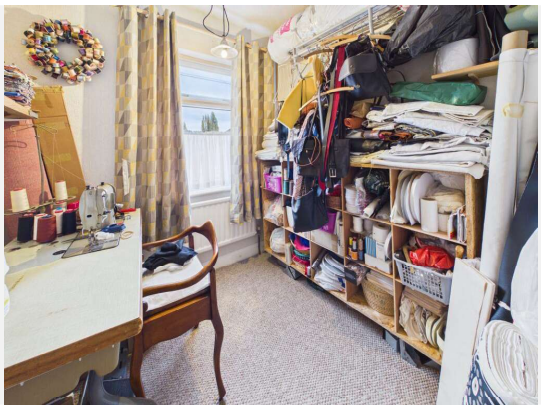




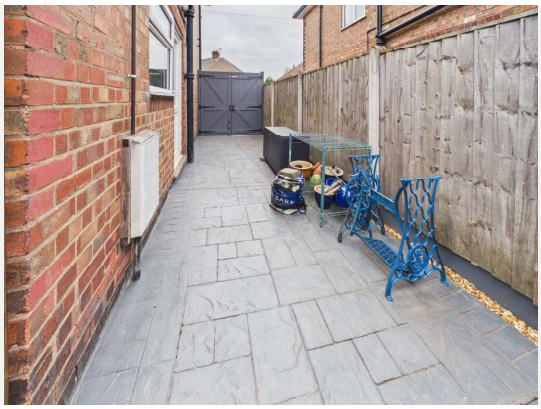
Gallery
Photos

















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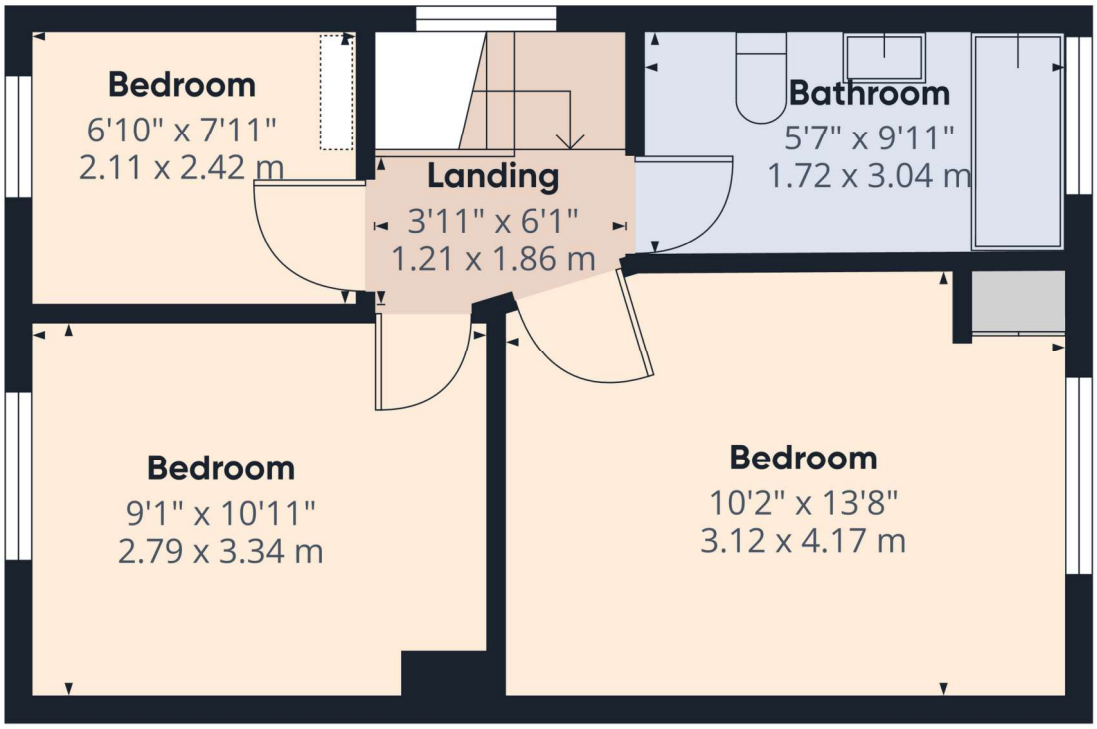




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Gallery
Floorplan

MARJORIE ROAD, CHADDESDEN, DERBY, DE21



Floor 1

Approximate total area(1)
370 ft²
34.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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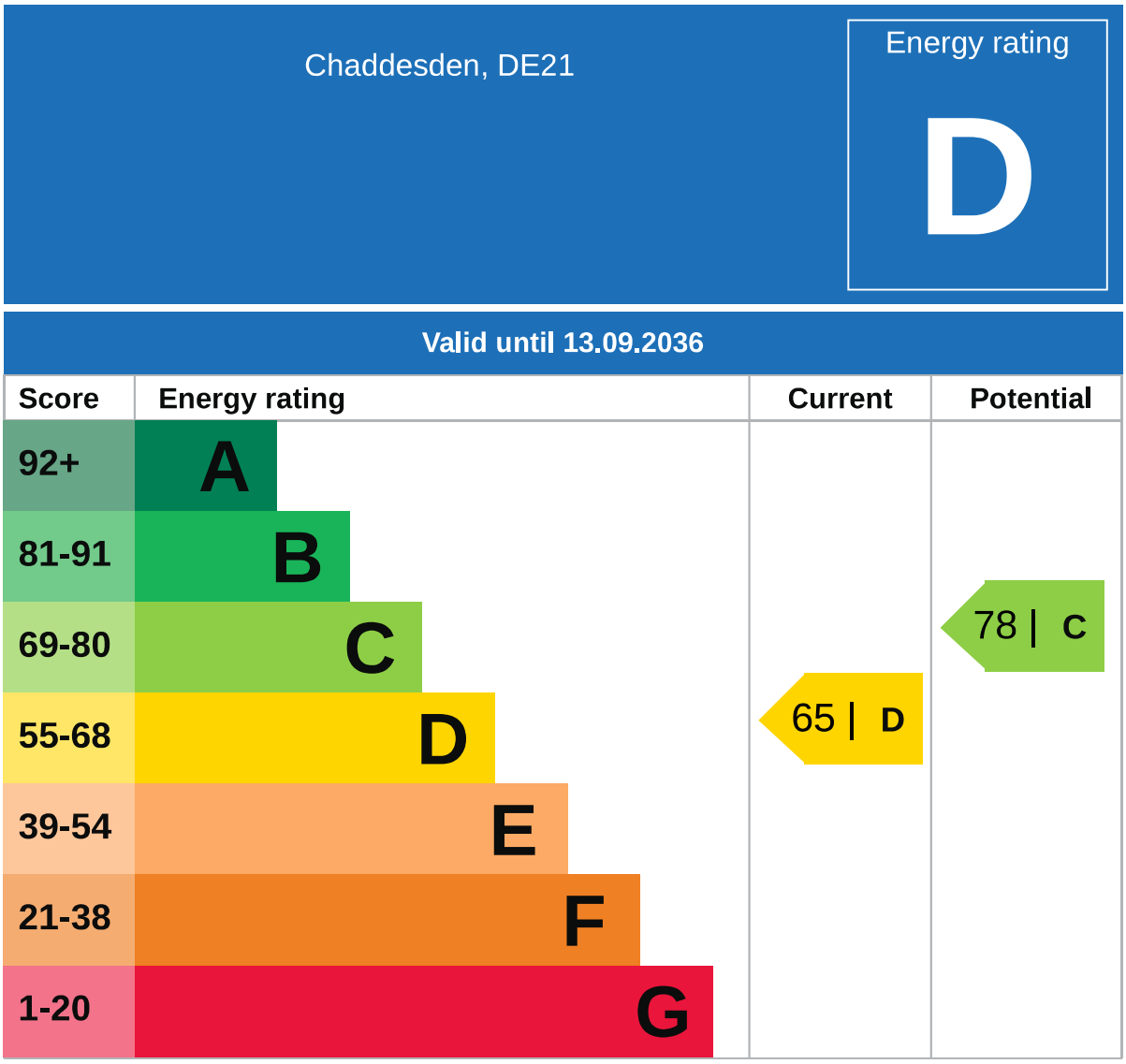
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Floorplan

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Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
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 and room thermostat
Main Heating Controls Energy:	Average
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:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	76 m^2

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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.

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells
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