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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



CARDIGAN STREET, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Three-Bedroom Semi-Detached Home
- > No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Spacious Lounge And Dining Kitchen

Property Description

Offered for sale with no upward chain, this traditional three-bedroom semi-detached home provides well-proportioned accommodation and good-sized gardens to the front, side and rear. Requiring a degree of updating, it offers an appealing opportunity for first-time buyers, families or purchasers looking to create a home to their own taste. The property also benefits from gas central heating and double glazing. There is also potential for off road parking, subject to necessary consent. The ground floor accommodation begins with an entrance hallway, with stairs rising to the first floor. The lounge is a comfortable reception room and to the rear is a dining kitchen and an external door provides access to the garden. Completing the ground floor is the bathroom with a three piece suite. On the first floor, the landing gives access to three bedrooms. Bedroom one is a particularly well-proportioned double room overlooking the front. The second bedroom is also a useful size and includes built-in storage, while the third bedroom is suited to use as a child's room, nursery or home office. Outside, the property occupies a generous plot with lawned garden areas extending across the front and side, accompanied by paved pathways. The rear garden is mainly laid to lawn and enclosed by fencing and established hedging, with a pathway leading to a timber garden shed. The outside space may provide potential to create off-road parking, subject to obtaining any necessary consents. Cardigan Street is situated within the established Chaddesden area of Derby, within convenient reach of local shops, schools and everyday amenities. The location also provides access to Derby city centre and surrounding road links, making it practical for commuters and families alike.

Room Measurement & Details

Hallway: (9'9" x 3'1") 2.97 x 0.94

Lounge: (13'0" x 12'1") 3.96 x 3.68

Dining Kitchen: (13'0" x 9'8") 3.96 x 2.95

Bathroom: (5'9" x 5'9") 1.75 x 1.75

Landing: (5'2" x 2'7") 1.57 x 0.79

Bedroom One: (13'0" x 12'2") 3.96 x 3.71

Bedroom Two: (9'7" x 8'10") 2.92 x 2.69

Bedroom Three: (9'0" x 6'8") 2.74 x 2.03

Outside:

There are gardens to front, side and rear elevations, the front is laid mainly to lawn and has potential to create off road parking, subject to necessary consent. There is a lawned area to the side elevation with gated access to the rear garden which is enclosed and laid mainly to lawn.

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.
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Property Overview

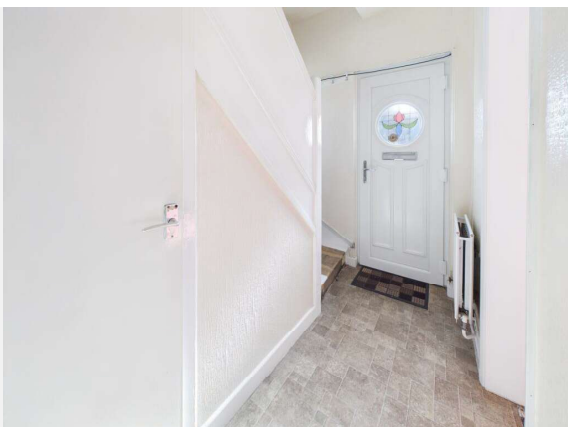
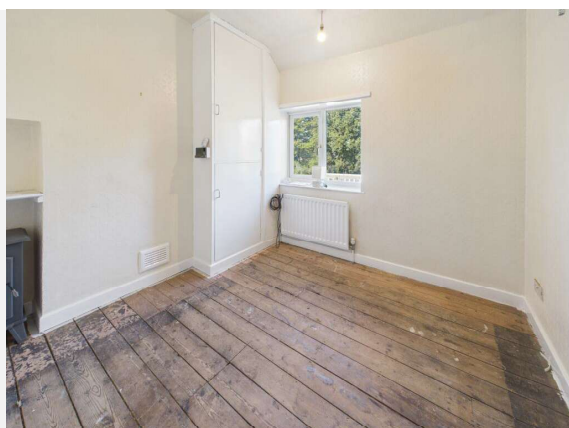


Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY231899		

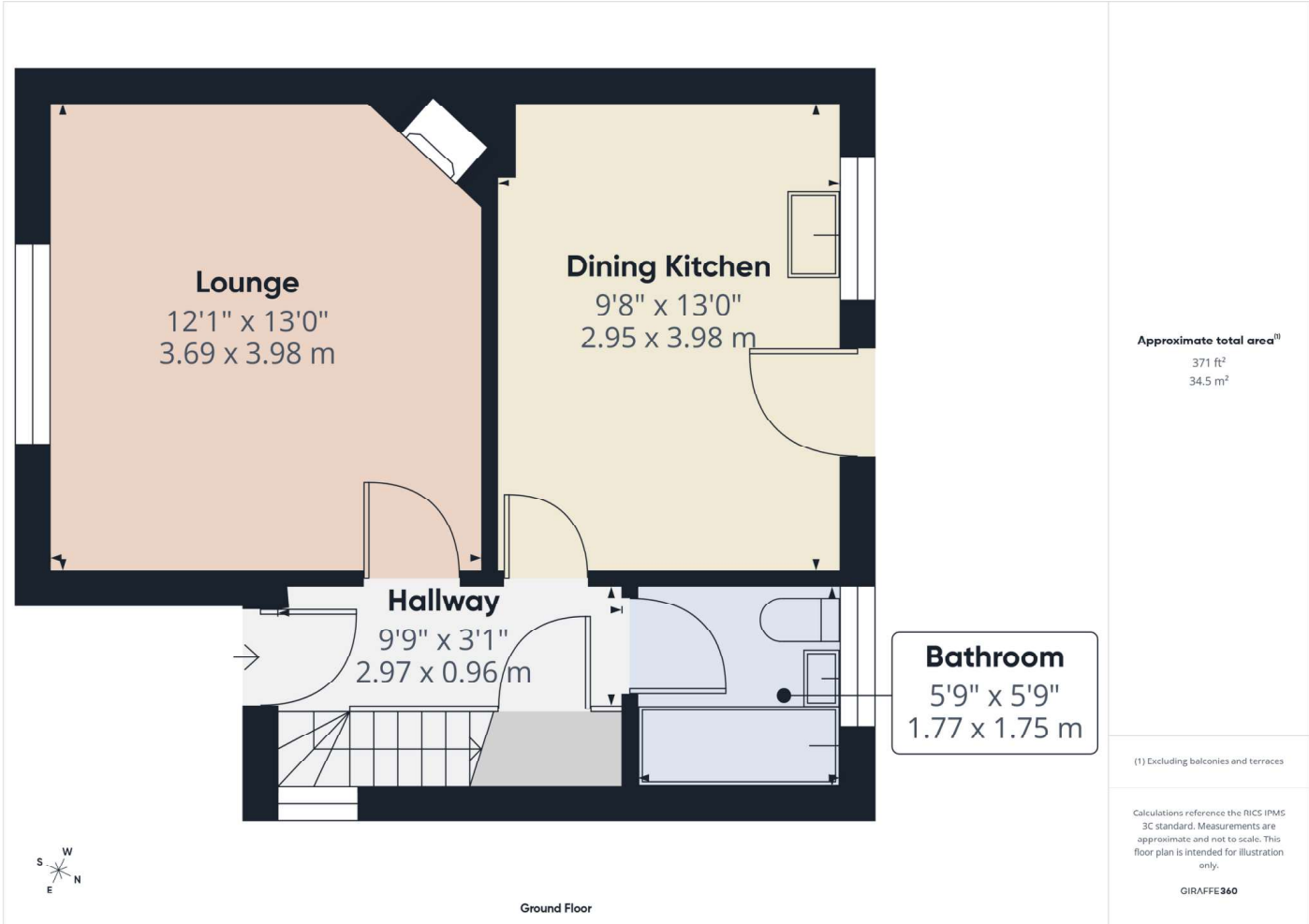
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	279 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

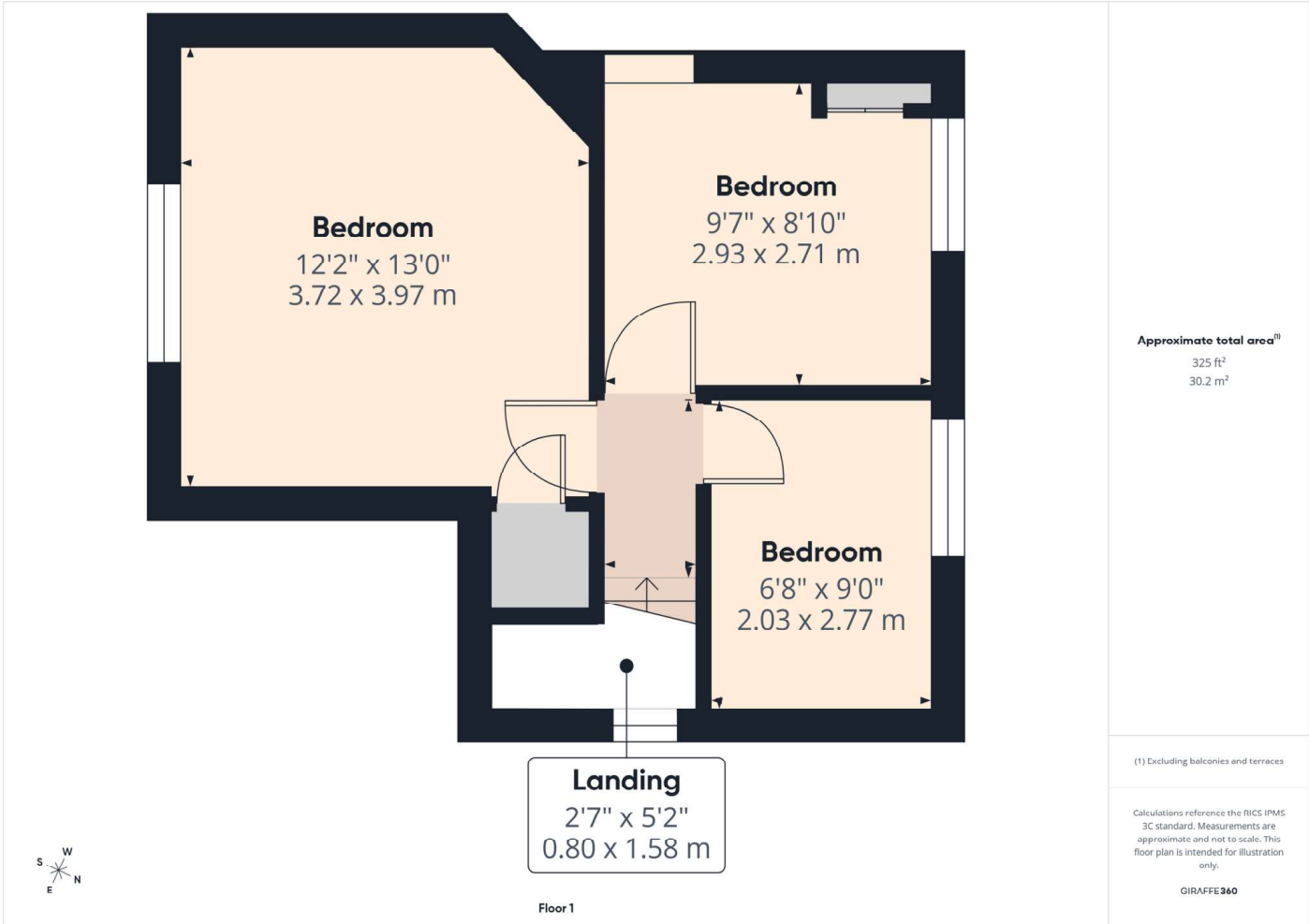




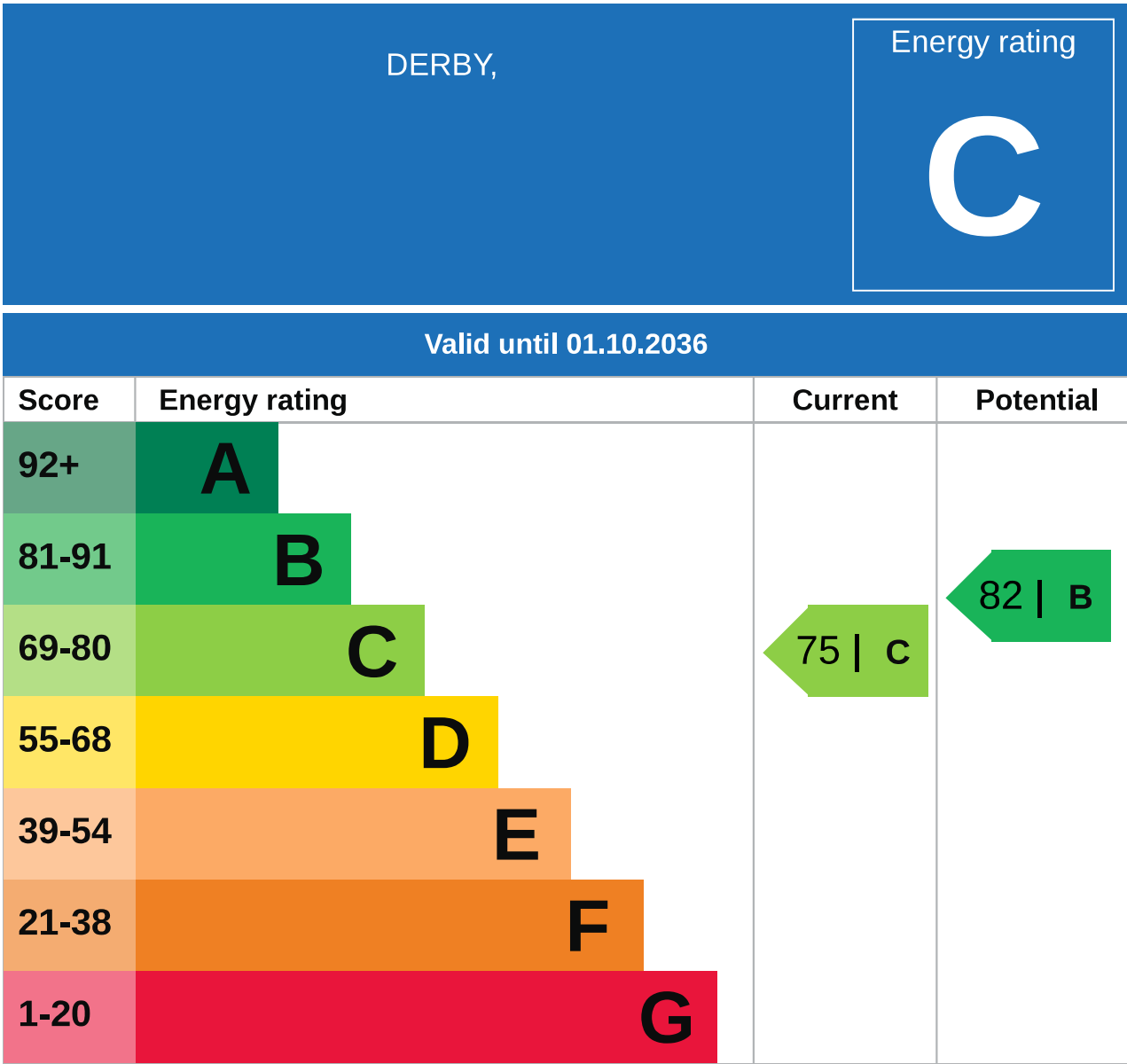
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, with internal insulation
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:	74 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

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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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