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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th June 2025



LOSCOE ROAD, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious Three Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal Family/First Time Buy
- > Pleasant And Mature Rear Garden, Parking And Garage
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

A well-proportioned three bedroomed bay fronted home available with no upward chain, ideal for the first time buyer or growing family and an early viewing is recommended. The property benefits from a pleasant south-facing rear garden, off-road parking and a garage. The accommodation is supplemented by gas fired central heating via a combination central heating boiler, double glazing and briefly comprises:- reception hallway, bay fronted lounge, kitchen, side lobby/utility and dining room. To the first floor the landing provides access to three good size bedrooms (two double) and shower room with a three piece suite. Outside, there are mature gardens to both front and rear elevations. There is also the benefit of off-road parking and garage with access from Loscoe Road.

Reception Hallway:

Bay Fronted Lounge: (14'8" x 14'3") 4.47 x 4.34

Kitchen: (10'2" x 7'1") 3.10 x 2.16

Dining Room: (10'2" x 8'9") 3.10 x 2.67

Side Lobby/Utility:

First Floor Landing:

Double Bedroom One: (13'1" x 9'11") 3.99 x 3.02

Double Bedroom Two: (11'2" x 10'4") 3.40 x 3.15

Bedroom (9'8" x 7'4") 2.95 x 2.24

Shower Room: (7'7" x 5'3") 2.31 x 1.60

Outside:

There are mature gardens to both front and rear elevations. Gated access to the side elevation leads to the mature, private rear garden enjoying a south facing aspect. There is a covered decked seating area, lawned area with mature flowers, shrubs and trees. Garden shed and cold water tap.

Ample Parking And Garage:

Which is access from Loscoe Road and provides access to the garage and off road parking via wrought iron gates.

Buyers 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.

KFBB - Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY29118

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



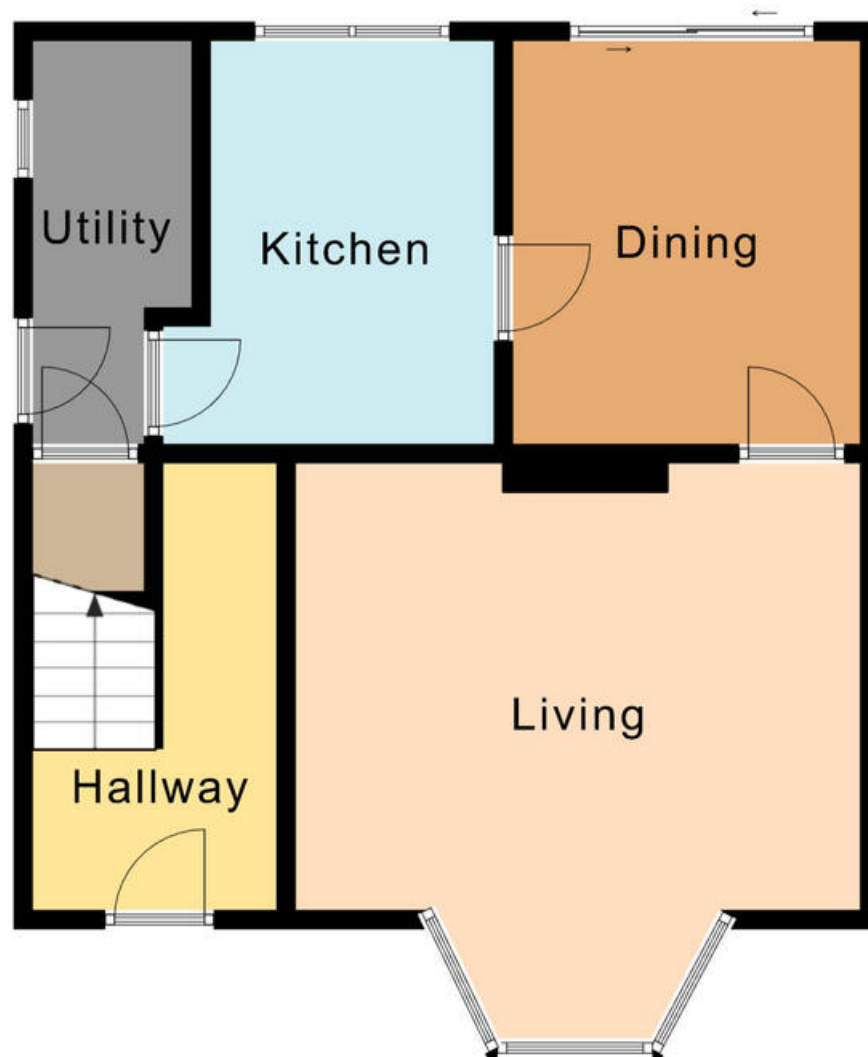
Satellite/Fibre TV Availability:



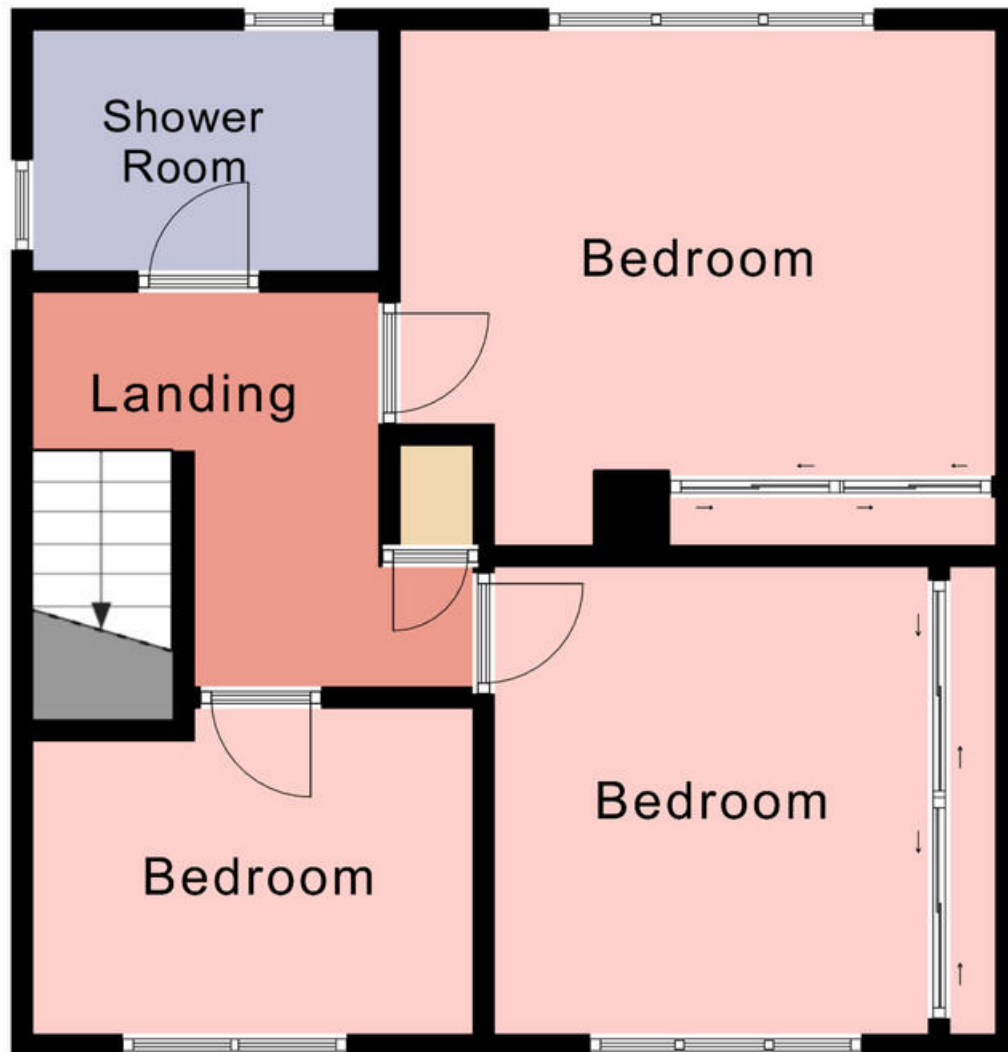




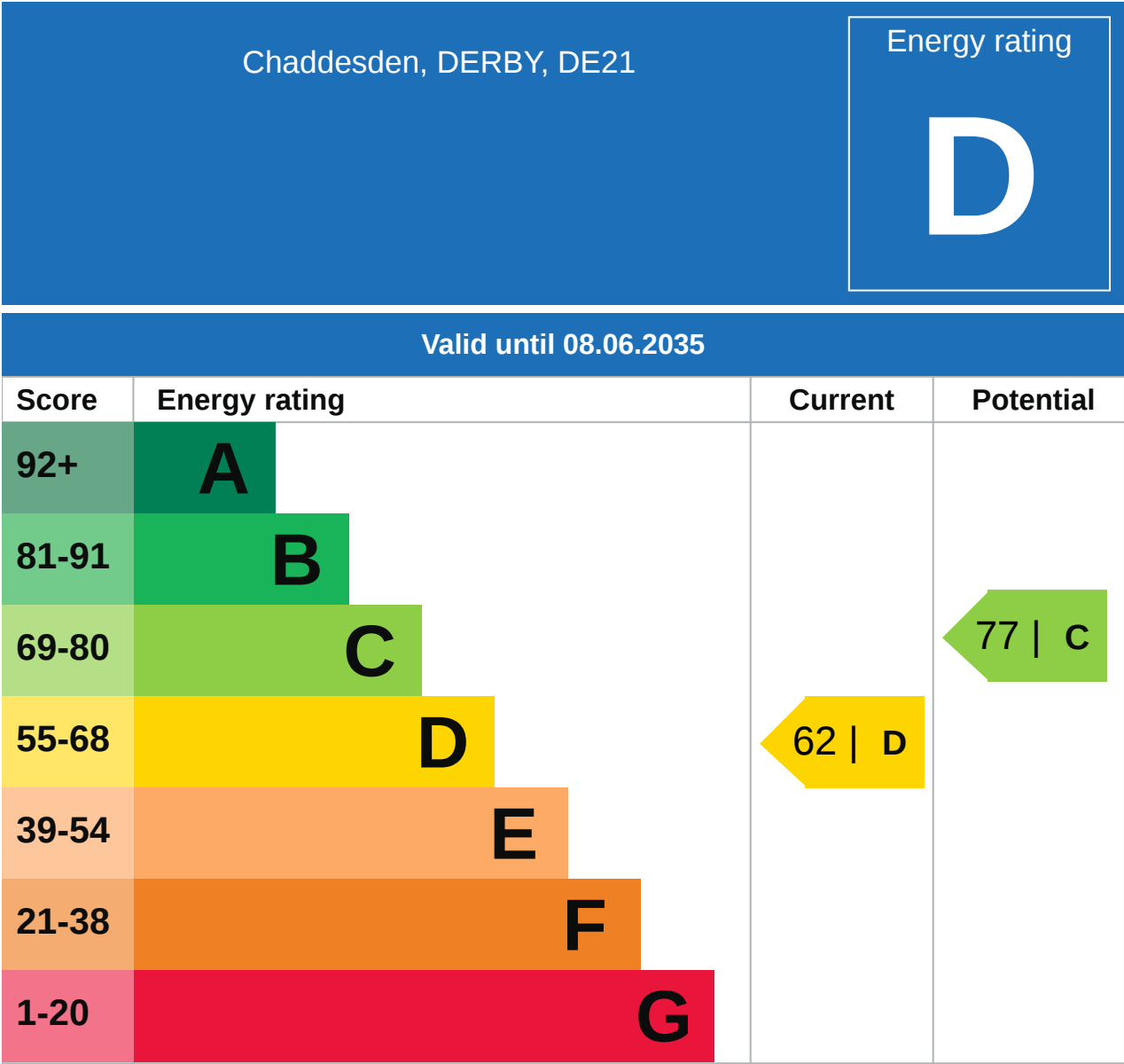
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 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:	Low energy lighting in 67% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	84 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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Hannells

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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