

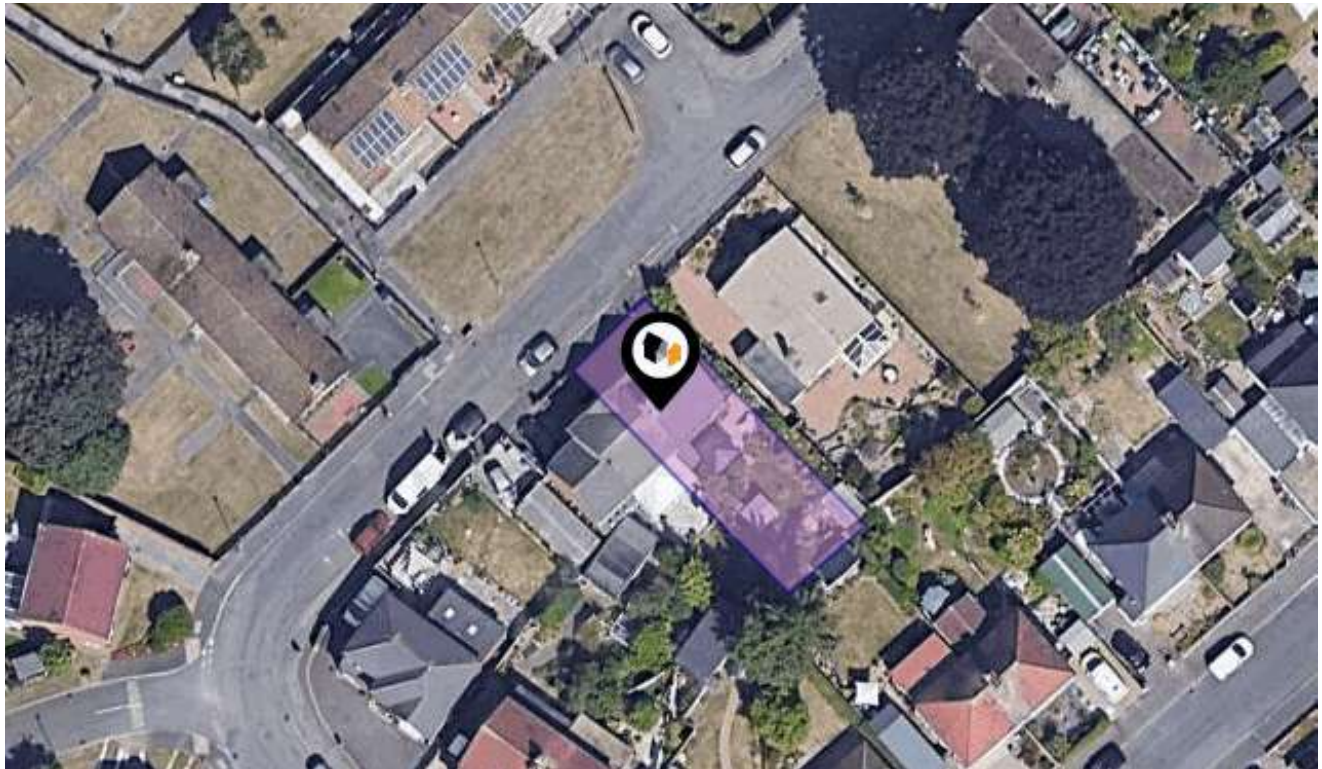


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th March 2026



RUSHCLIFFE AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Attractive Bay-Fronted Semi-Detached Home
- > Early Viewing Highly Recommended
- > Ideal First Time Buy/Family Home
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An attractive and well-maintained bay-fronted semi-detached home offering spacious and appealing accommodation, ideal for first-time buyers or a growing family. The property features two reception rooms, three well-proportioned bedrooms, off-road parking, and an attractive rear garden—perfect for relaxing or entertaining. Early viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway with understairs storage cupboard, bay- fronted living room, dining room with French doors to the rear garden and fitted kitchen. To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite. Outside, there is a driveway to the front elevation providing off-road parking and there is a pleasant and enclosed rear garden with summerhouse. Rushcliffe Avenue is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hallway: (9'7" x 6'0") 2.93 x 1.82

Lounge: (12'5" x 11'9") 3.79 x 3.59

Dining Room: (10'10" x 11'10") 3.30 x 3.60

Kitchen: (10'7" x 5'8") 3.22 x 1.73

Bedroom Three: (7'0" x 6'11") 2.13 x 2.11

Bedroom Two: (10'10" x 9'0") 3.30 x 2.75

Bedroom One: (10'10" x 10'10") 3.31 x 3.29

Bathroom: (6'10" x 6'11") 2.08 x 2.11

Outside:

There is the benefit of a driveway to the front elevation providing off-road parking. There is gated access to the side elevation leading to the enclosed, pleasant and mature rear garden incorporating a paved patio area, lawned area and flowers and shrub. Garden shed and summerhouse. Cold water tap.

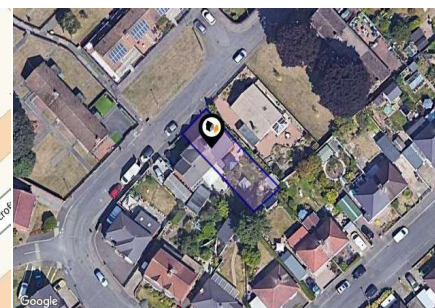
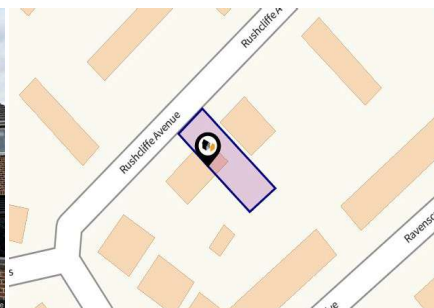
Buyer Information:

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.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.06 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY153206

Tenure: Freehold

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)

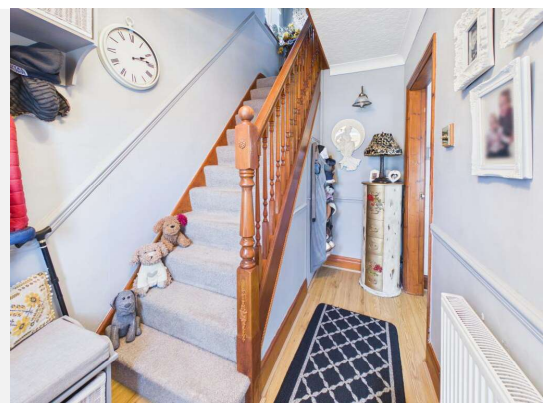
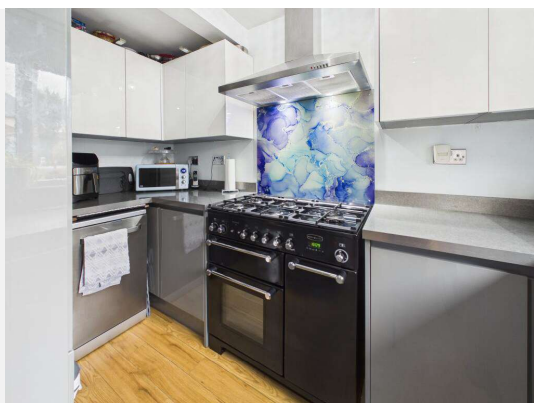
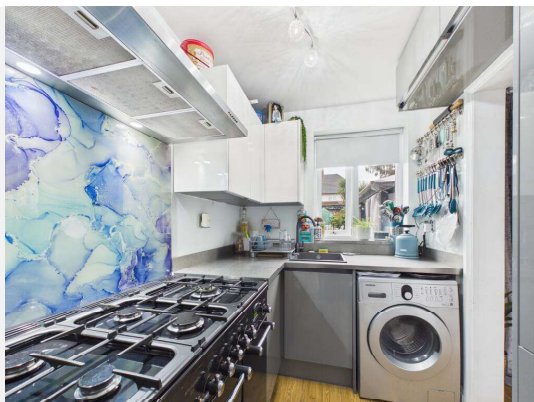
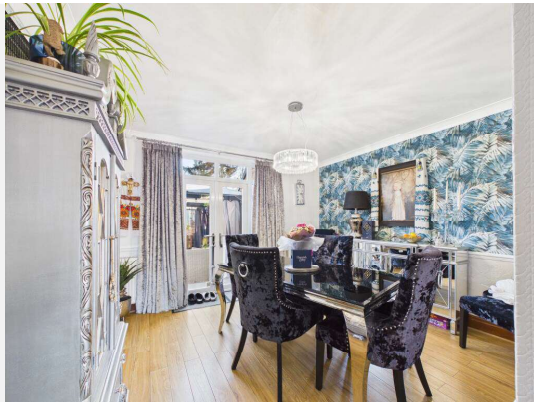
8	56	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

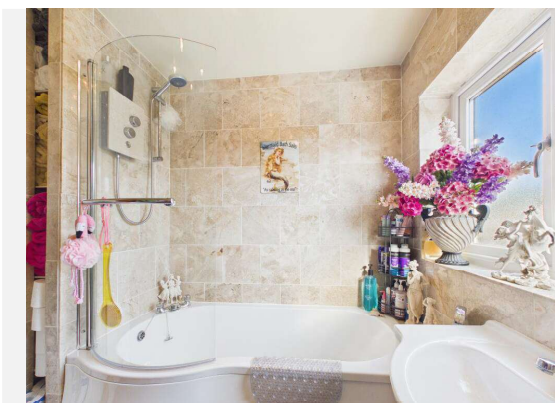
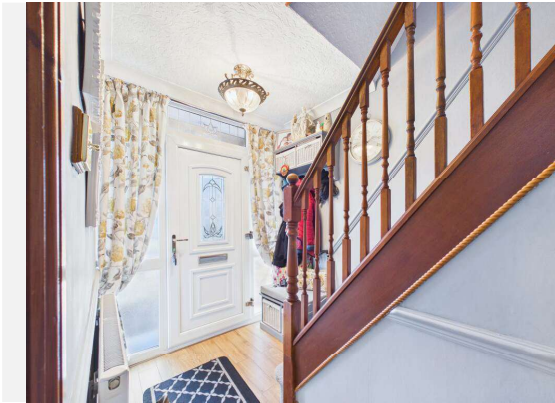


Satellite/Fibre TV Availability:

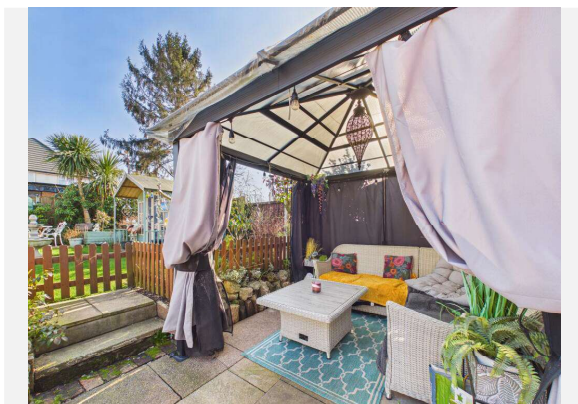




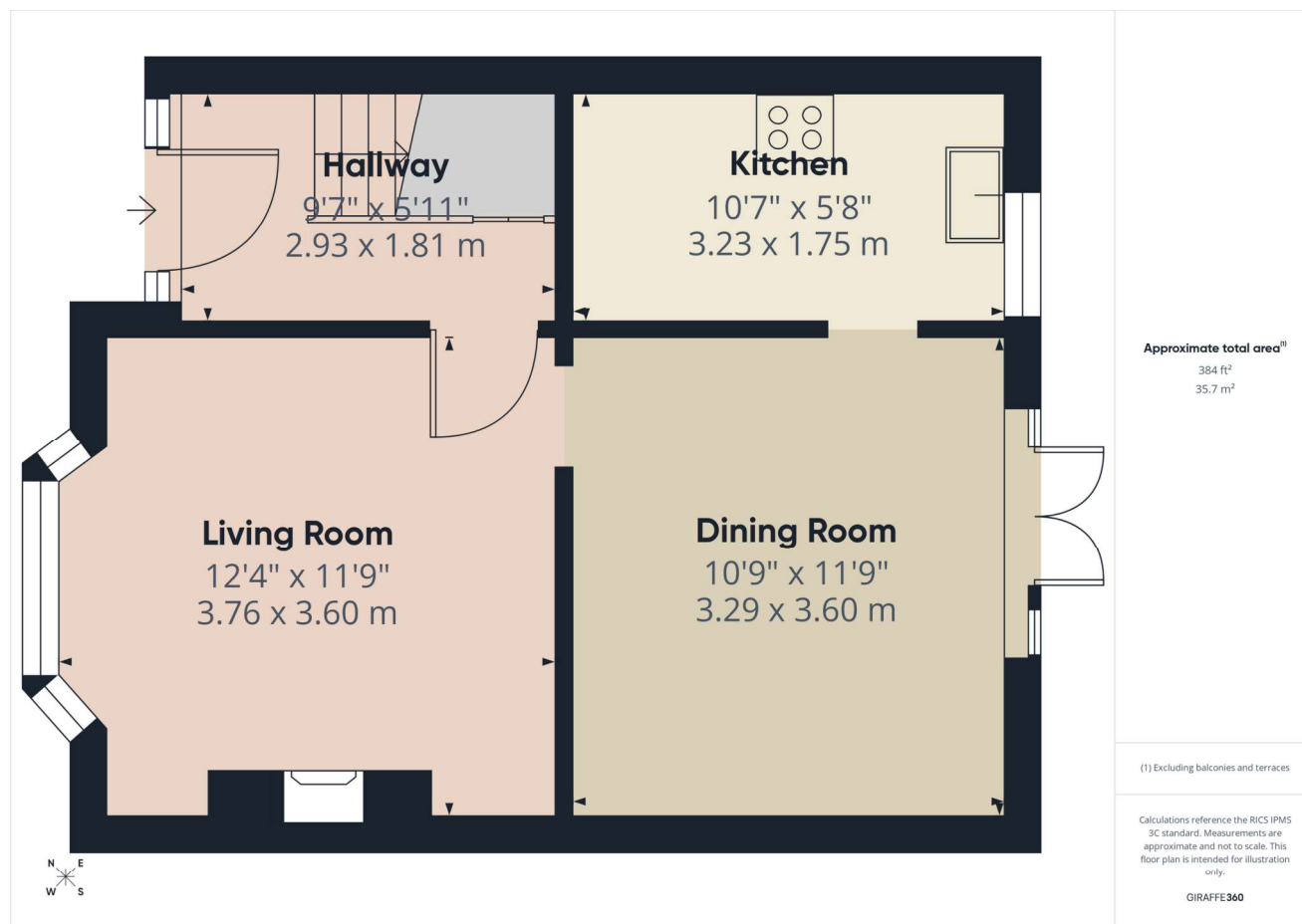
Gallery Photos



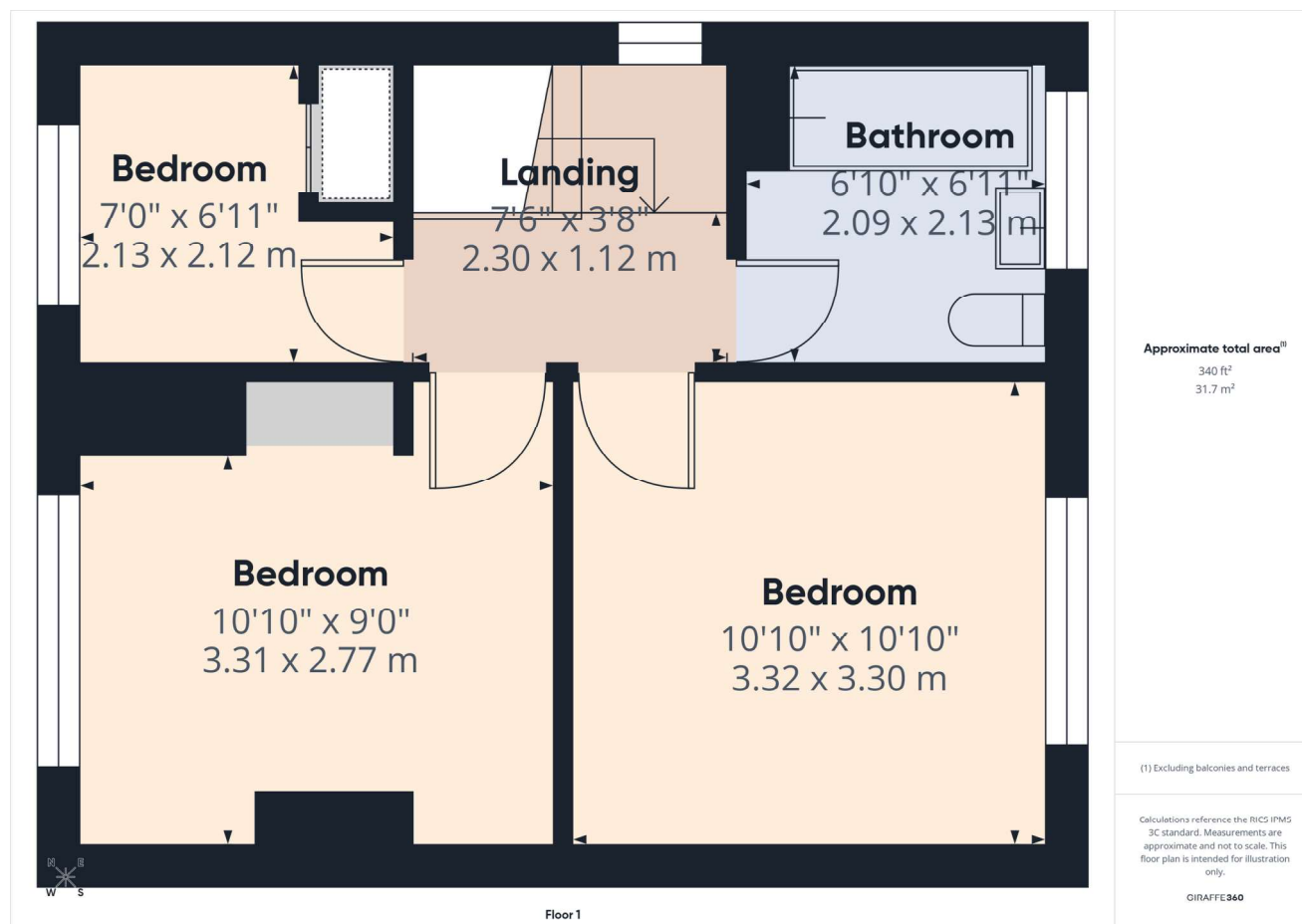
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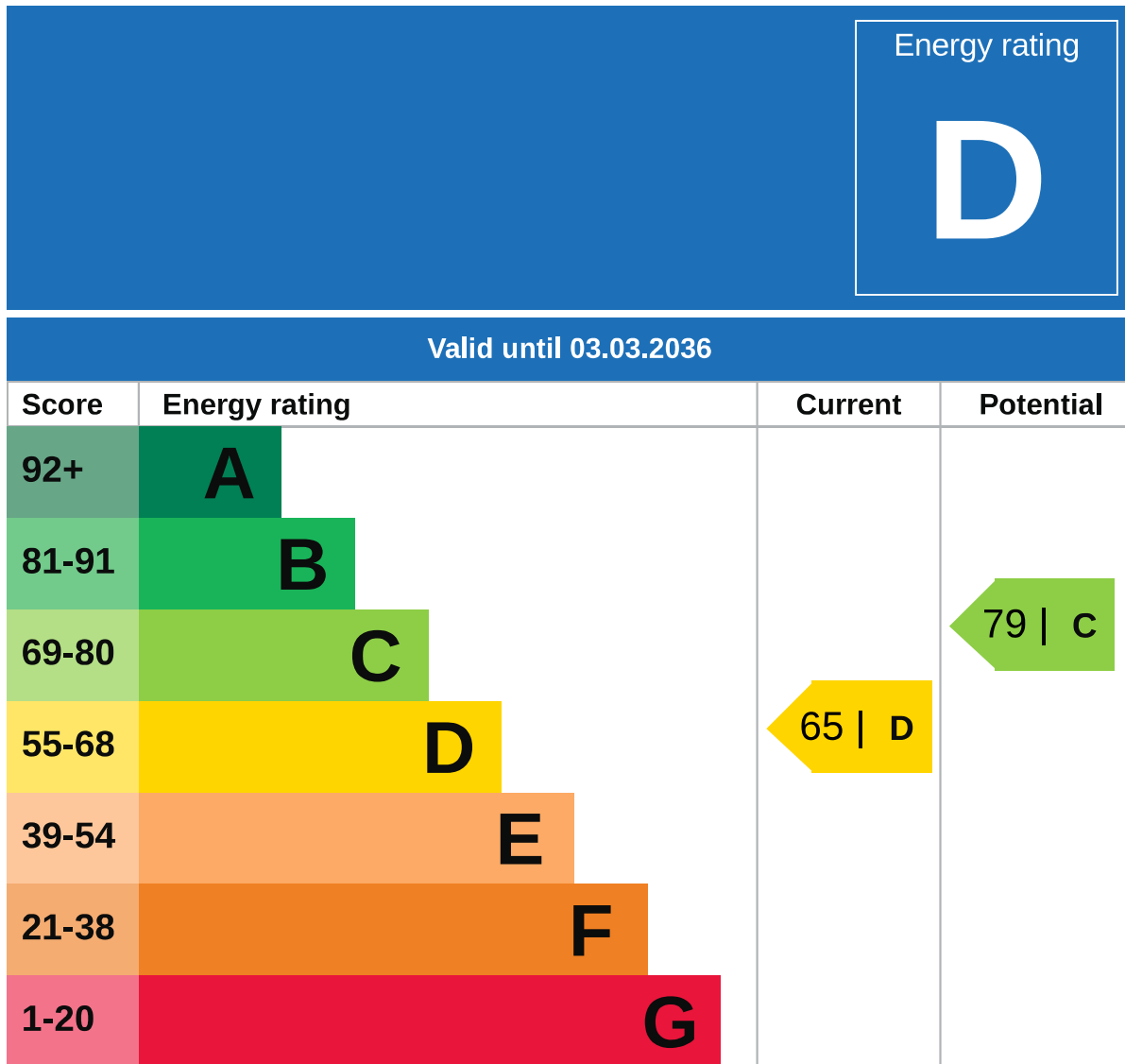
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 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.

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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, 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

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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