



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th October 2026



REGINALD ROAD SOUTH, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Attractive Bay-Fronted Semi-Detached Home
- > Extended To The Rear Elevation
- > Off-Road Parking And Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An attractive and well-presented bay-fronted semi-detached home, offering two double bedrooms and ideally suited to first-time buyers. Occupying a popular residential location close to local amenities, the property has been extended to the rear to create a spacious dining kitchen. Further accommodation includes a bay-fronted living room and a modern shower room. Externally, the property benefits from off-road parking and an established rear garden, making this an excellent opportunity for buyers seeking a well-maintained home in a convenient location. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- side reception hallway, bay fronted living room and extended dining kitchen. To the first floor the landing provides access to two double bedroom and modern shower room. Outside, there is off-road parking to the front elevation and an enclosed garden to the rear. Reginald Road South is well situated for Chaddesden and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Side Entrance Hallway: (5'8" x 4'8") 1.73 x 1.42

Living Room: (13'8" x 9'9") 4.17 x 2.97

Dining Kitchen: (21'9" x 11'9") 6.63 x 3.58

First Floor Landing: (6'8" x 2'11") 2.03 x 0.89

Bedroom One: (13'10" x 9'10") 4.22 x 3.00

Bedroom Two: (13'10" x 8'0") 4.22 x 2.44

Shower Room: (6'8" x 5'7") 2.03 x 1.70

Outside:

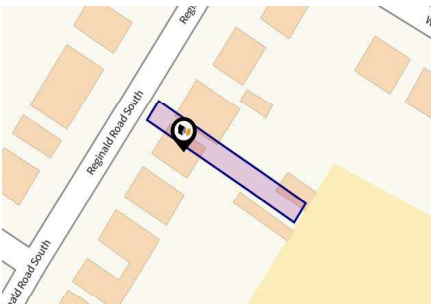
There is a driveway to the front elevation providing off-road parking. Gated pedestrian access to the side elevation leads to the enclosed rear garden incorporating a paved patio area, with shrubs beyond together with a useful garden shed/store to the head of the garden.

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.

Property Overview

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Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 828 ft² / 77 m²
Plot Area: 0.07 acres
Year Built : 1930-1949
Council Tax : Band A
Annual Estimate: £1,537
Title Number: DY18132

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)

7 mb/s	78 mb/s	1800 mb/s
		

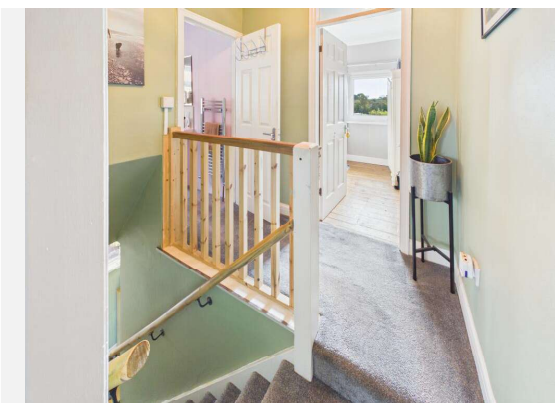
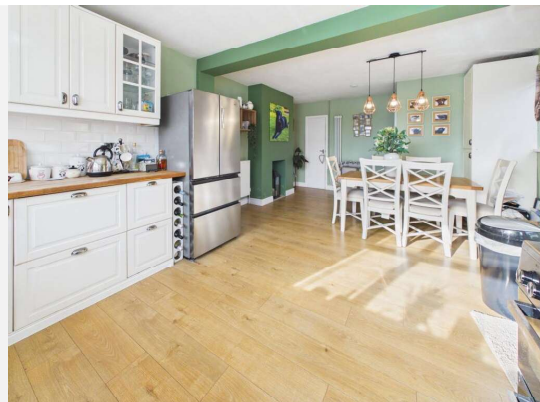
Mobile Coverage:
(based on calls indoors)



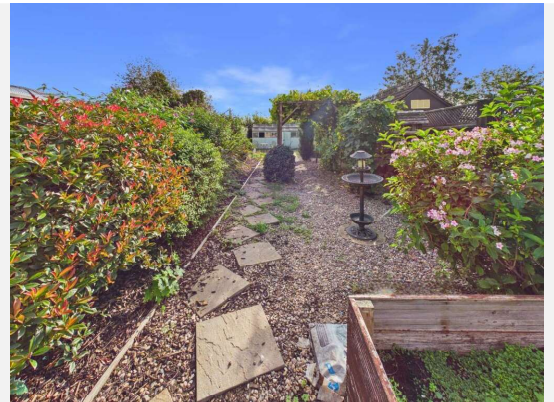
Satellite/Fibre TV Availability:



Gallery Photos



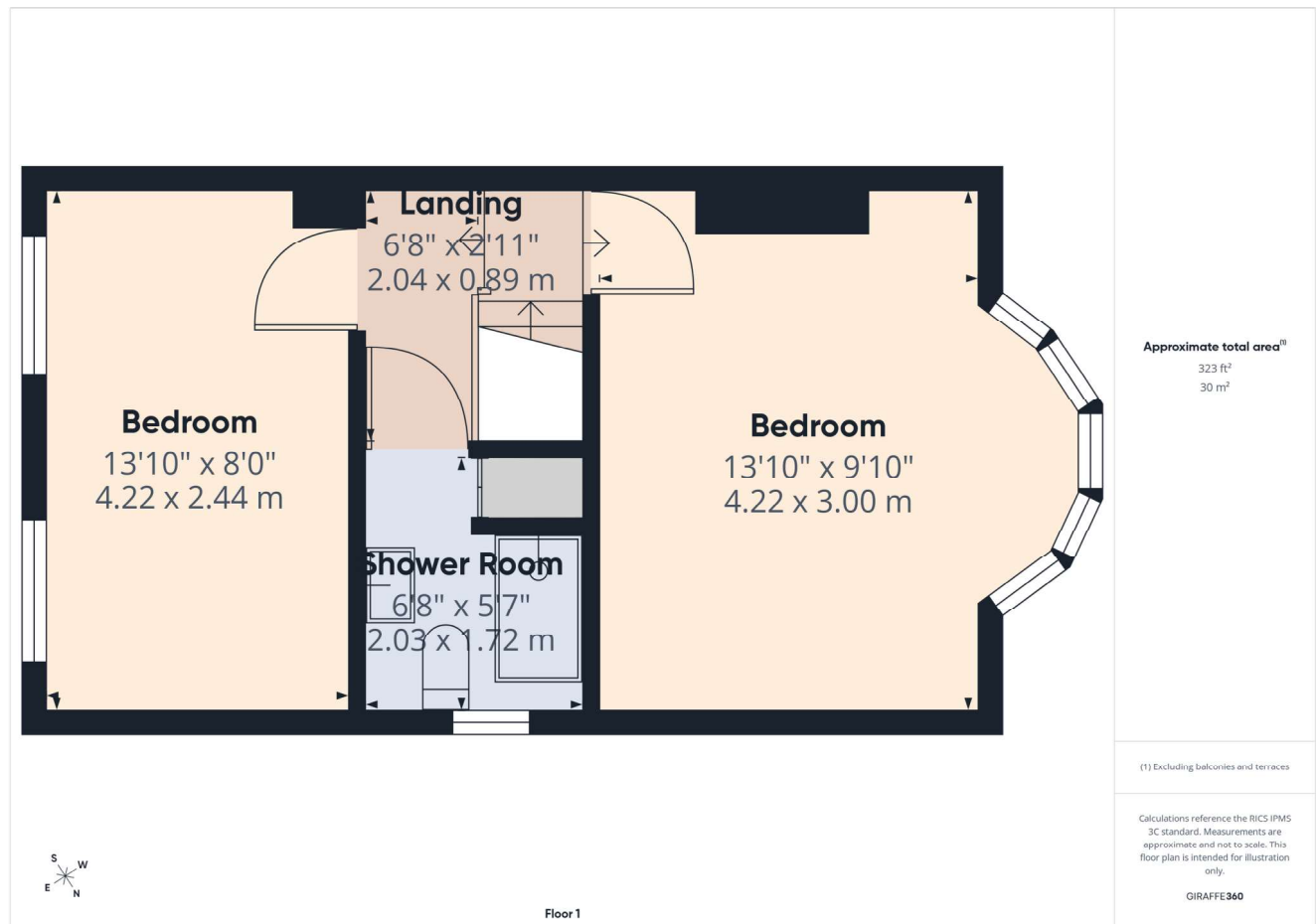
Gallery Photos



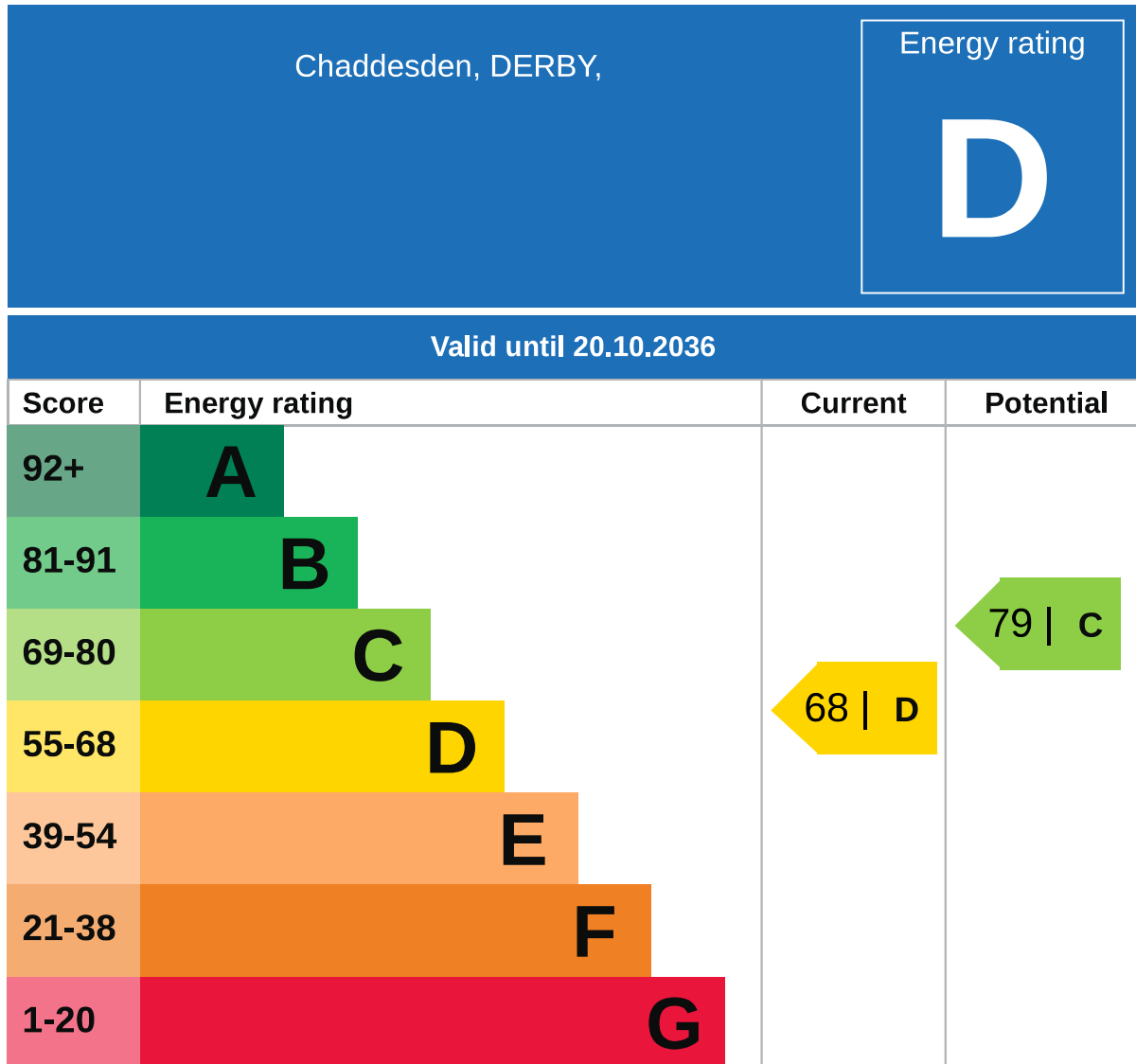
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Property EPC - Certificate



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, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
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:	77 m ²



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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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Data Quality

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