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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th July 2026



RAY STREET, HEANOR, DE75

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Inner Terrace Property
- > Ideal First Time Buy/Investment Opportunity
- > EPC Rating D, Standard Construction
- > Council Band A, Freehold
- > Two Reception Rooms

Property Description

A well-presented inner terrace property ideally situated close to Heanor town centre, offering convenient access to local amenities and transport links. Perfect for first-time buyers or investors, the property features two reception rooms, two bedrooms and an enclosed rear garden, making it an excellent opportunity for those looking to purchase a well-located home with great potential. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises: living room, dining/sitting room and kitchen. To the first floor is a double bedroom to the front, second bedroom and bathroom with three piece suite. To the front of the property is a low maintenance area and to the rear of the property is an enclosed garden being mainly laid to lawn with paved patio seating area. Ray Street is conveniently situated within walking distance of Heanor market square and public transport routes, the property also benefits from excellent road links with the A38 and A610 leading to the M1 motorway.

Room Measurement & Details

Door To:

Living Room: (11'4" x 11'3") 3.45 x 3.43

Inner Lobby: (2'7" x 3'3") 0.79 x 0.99

Dining/Sitting Room: (11'5" x 12'0") 3.48 x 3.66

Kitchen: (6'4" x 12'3") 1.93 x 3.73

First Floor Landing: (2'7" x 6'2") 0.79 x 1.88

Bedroom One: (11'4" x 11'3") 3.45 x 3.43

Bedroom Two: (8'5" x 12'2") 2.57 x 3.71

Bathroom: (5'11" x 15'9") 1.80 x 4.80

Outside:

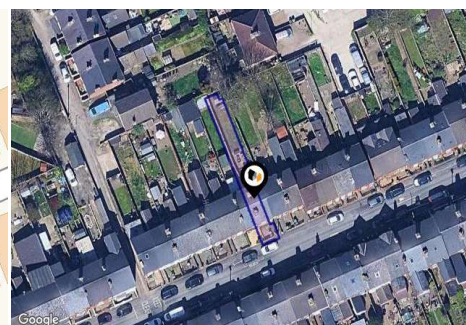
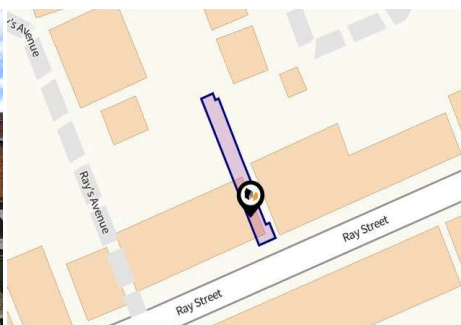
There is a garden area to the rear elevation being laid main to lawn with paved patio area.

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

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,605		
Title Number:	DY405499		

Local Area

Local Authority:	Derbyshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7	80	10000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



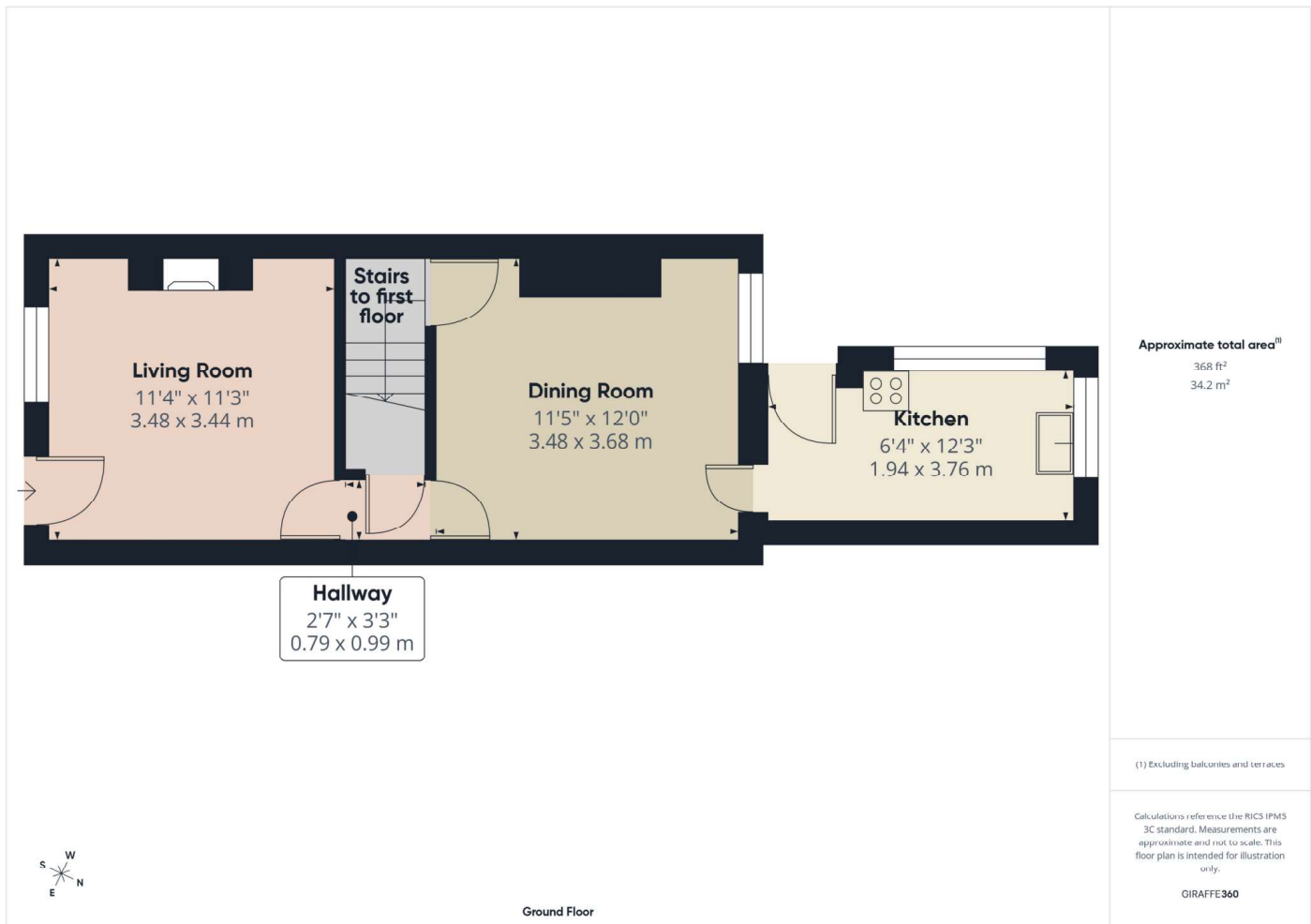
Satellite/Fibre TV Availability:



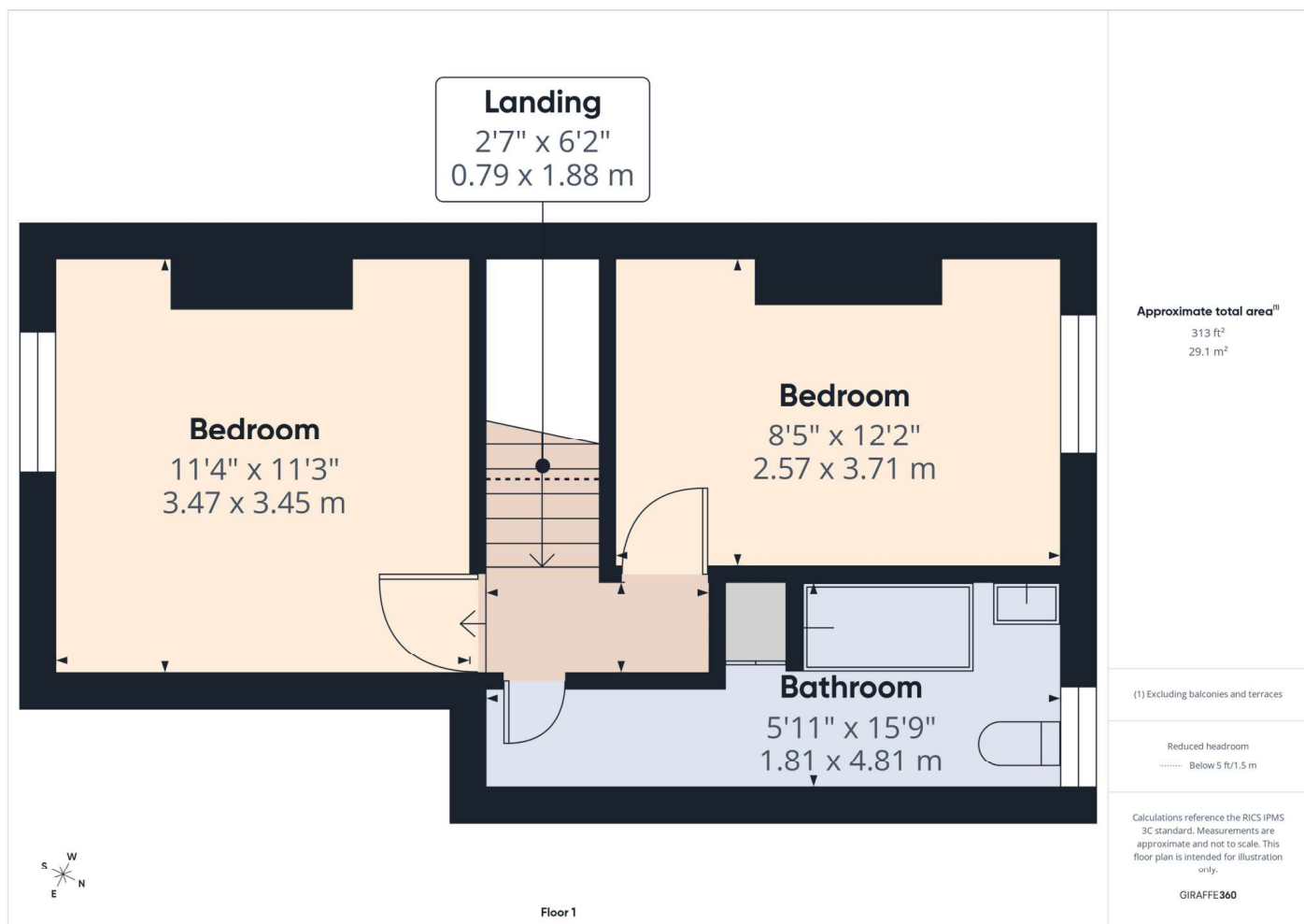




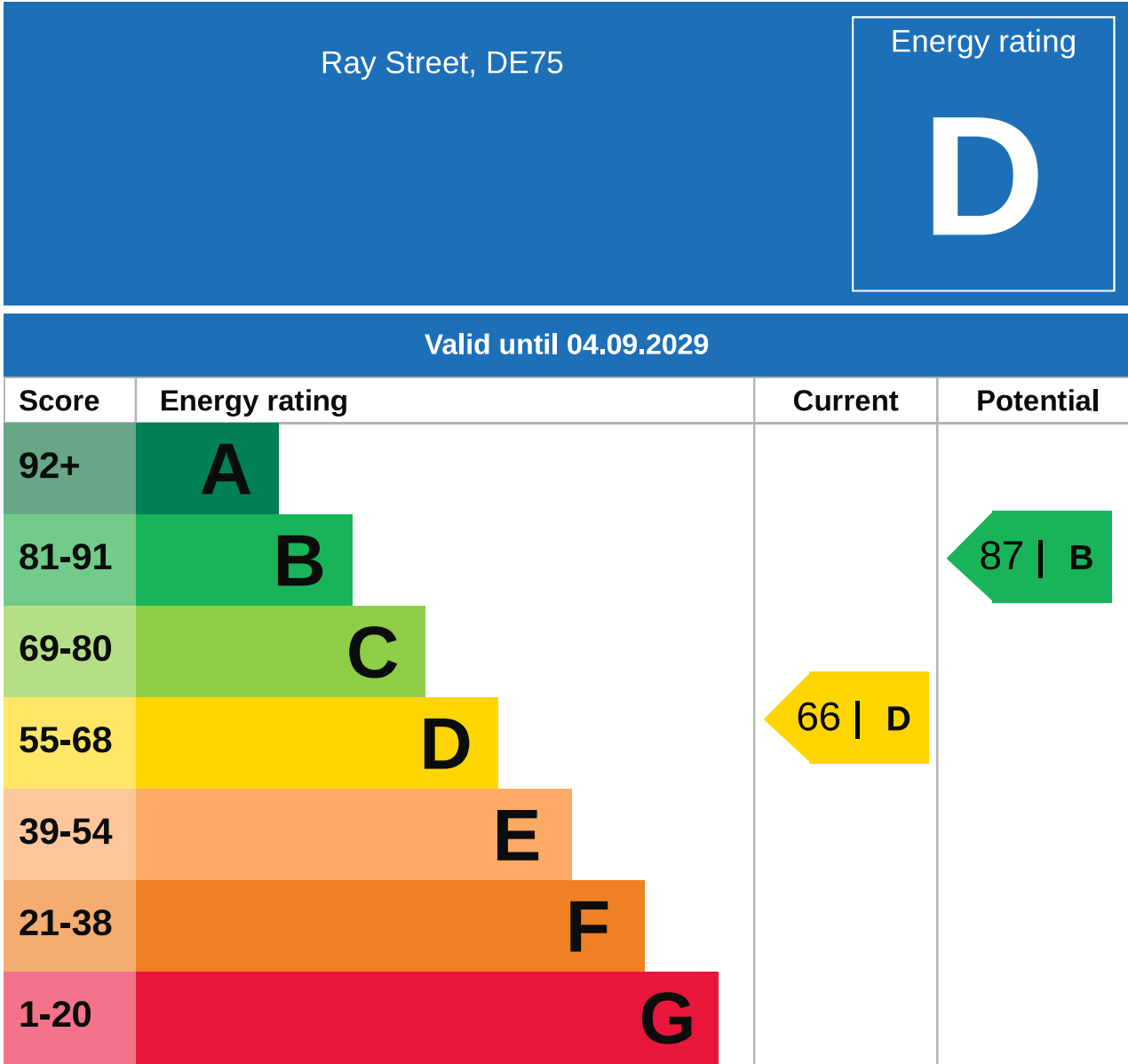
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²



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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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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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