



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



RUSHCLIFFE GARDENS, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern End Town House Available With No Upward Chain
- > Requires Some Modernisation/Improvement
- > Ideal First Time Buy, Close To Local Amenities
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A modern two-bedroom end-townhouse occupying a pleasant cul-de-sac position in the heart of Chaddesden, conveniently situated close to a range of local amenities and everyday facilities. The property would benefit from a scheme of modernisation and improvement, offering an excellent opportunity for buyers to update and personalise the accommodation to their own taste and requirements. Offered for sale with no upward chain, the property is ideally suited to first-time buyers or those looking for a project with potential. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- lounge and kitchen to the ground floor and two bedrooms and bathroom to the first floor. Outside, there are gardens to both front and rear elevations together with a driveway providing off road parking. Rushcliffe Gardens is well situated for Chaddesden and its range of shops, schools and transport links together with road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Door To:

Living Room: (14'0" x 12'6") 4.27 x 3.81

Kitchen: (8'4" x 12'5") 2.54 x 3.78

First Floor Landing: (5'5" x 2'11") 1.65 x 0.89

Bedroom One: (14'1" x 9'2") 4.29 x 2.79

Bedroom Two: (8'4" x 6'1") 2.54 x 1.85

Bathroom: (5'6" x 6'0") 1.68 x 1.83

Outside:

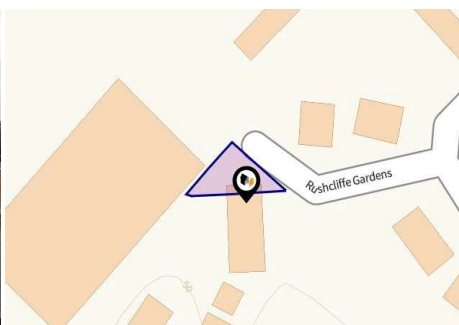
There are gardens to both front and rear elevations together with a driveway providing off road parking.

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

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.04 acres		
Year Built :	1996-2002		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY259465		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	69 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



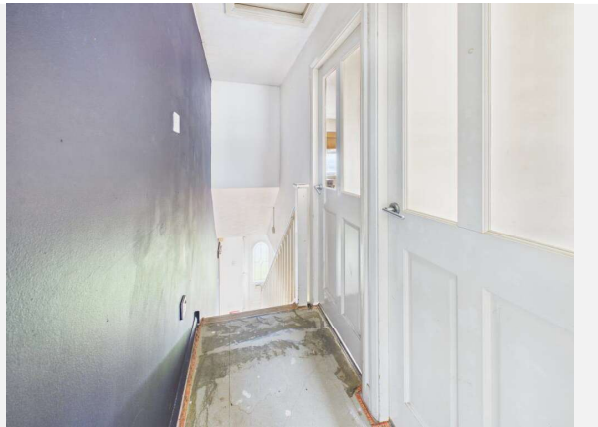
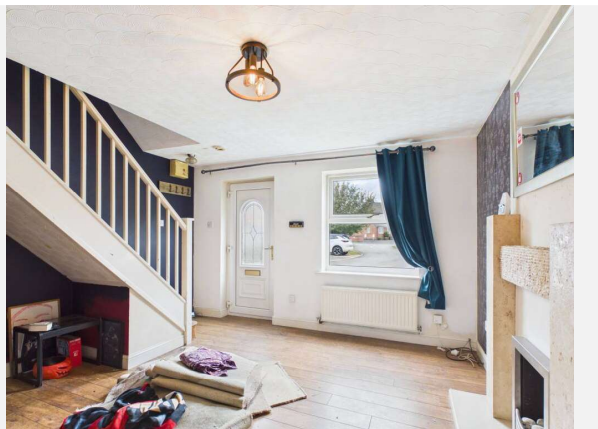
Planning History

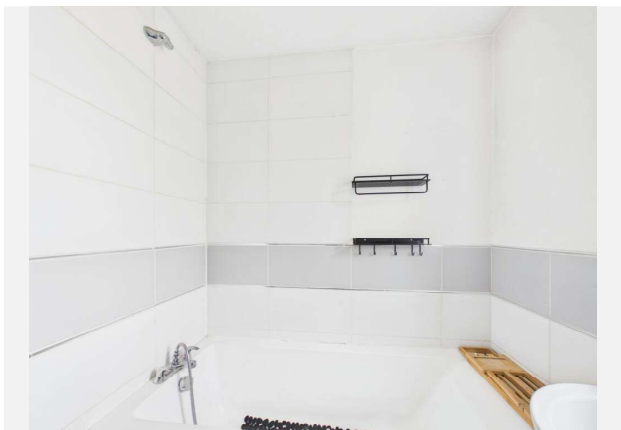
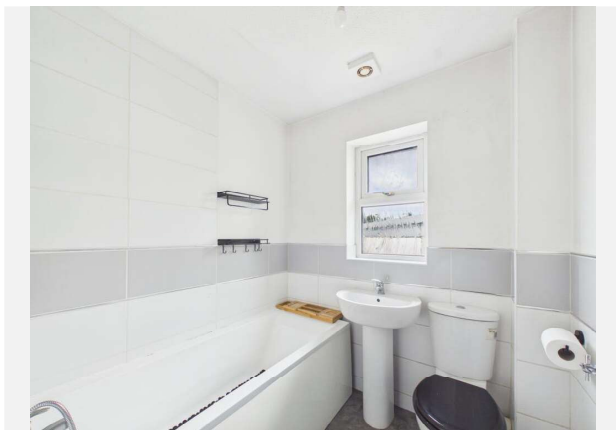
This Address



Planning records for: *Rushcliffe Gardens, Chaddesden, Derby, DE21*

Reference - 07/03/01240	
Decision:	Permitted
Date:	09th July 2003
Description:	Extensions To Dwelling House (Kitchen, Bedroom And En-Suite)

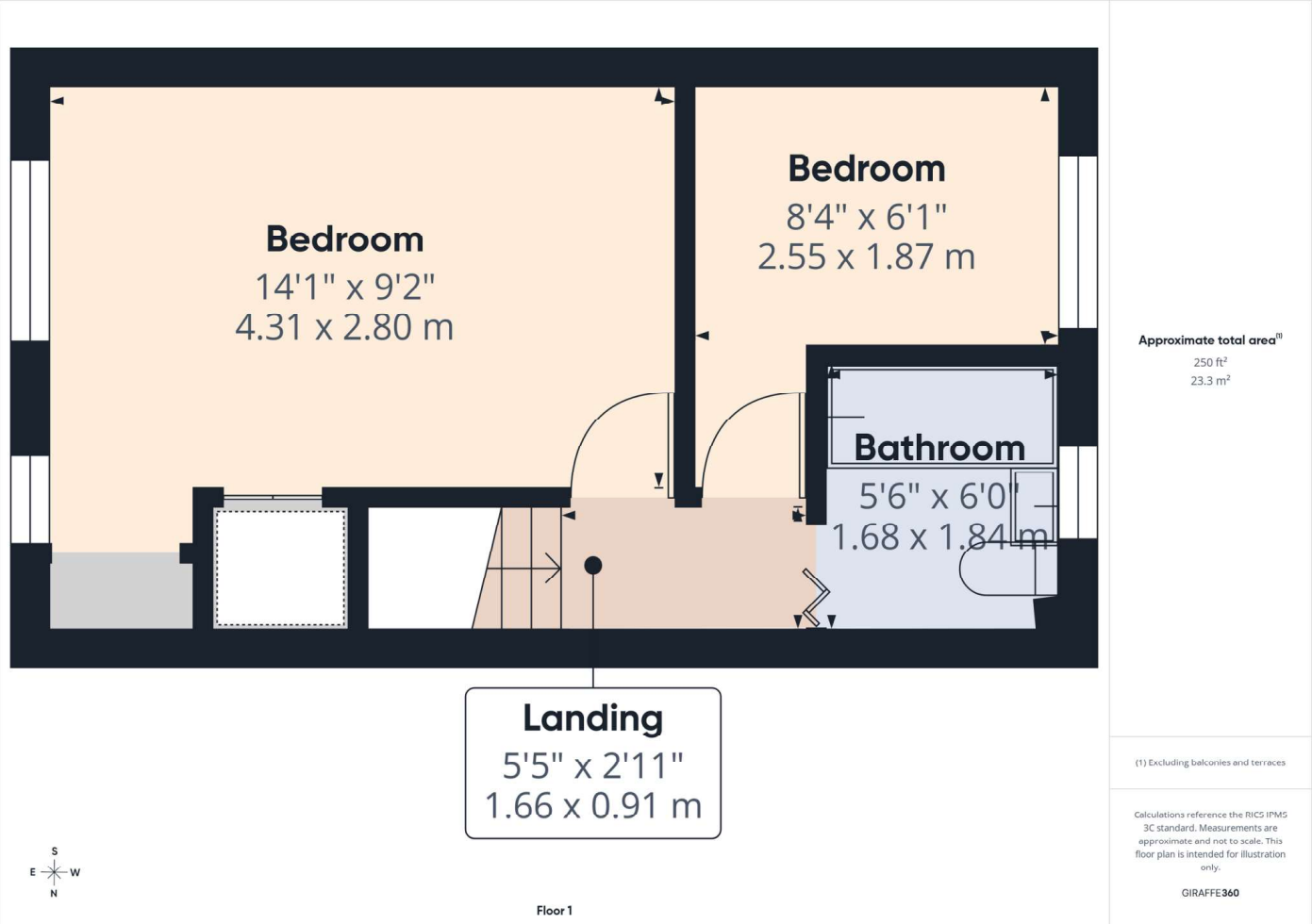




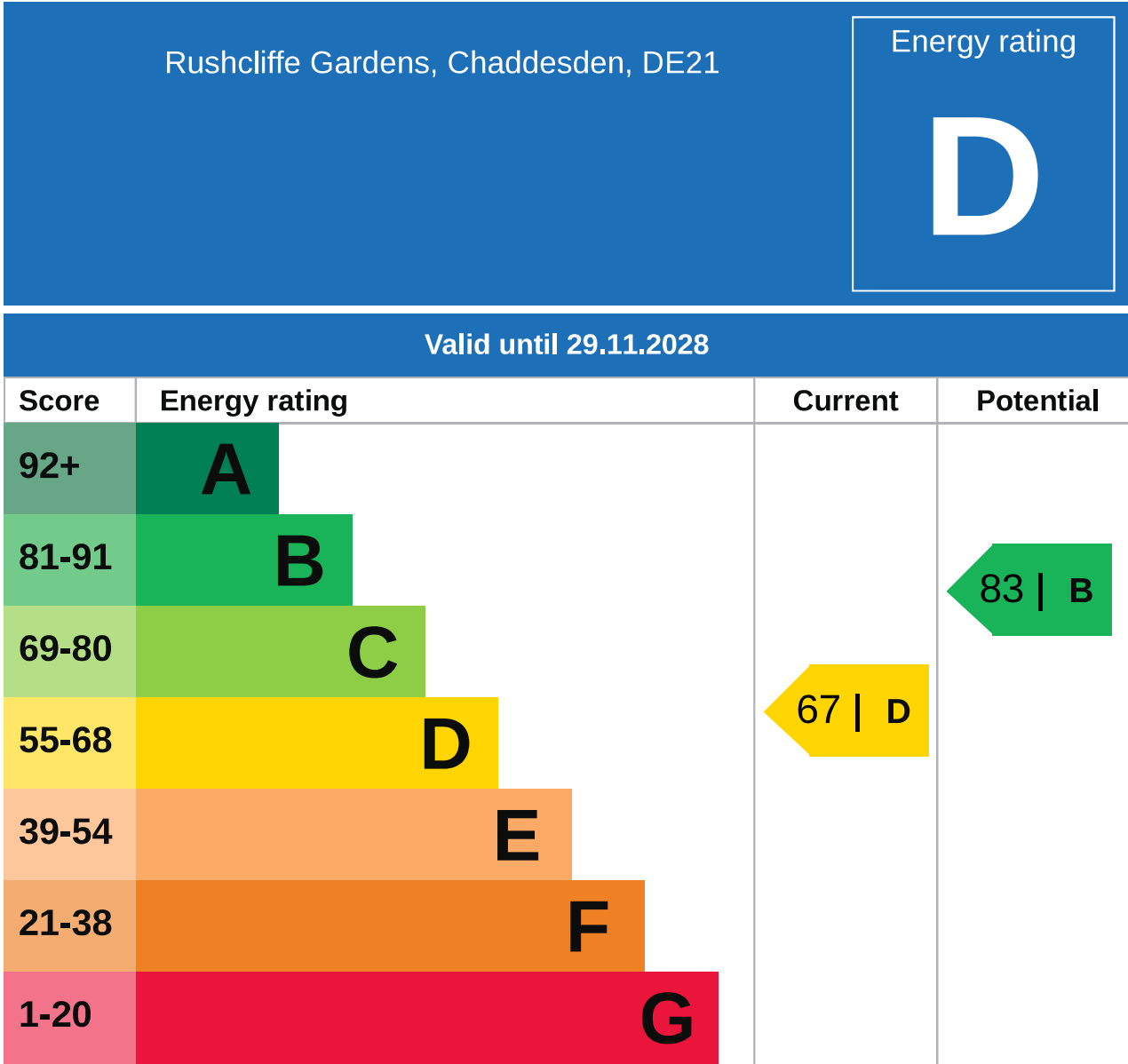
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	54 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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Data Quality

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