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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th July 2026



PATERSON AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Two Double Bedroomed Home
- > Ideal First Time Buy, Viewing Recommended
- > Off-Road Parking For Two Vehicles, Good-Size Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-presented two double bedroomed end-terrace home, ideal for a first-time buyer, and an early viewing is highly recommended. The property benefits from a fitted dining kitchen, living room and modern bathroom, together with off-road parking for two vehicles and a good-sized rear garden. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, living room and fitted dining kitchen. To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite. Outside, the property benefits from off-road parking for two vehicles and there a good-sized enclosed rear garden. Paterson Avenue is a popular residential area conveniently situated for Cherry Tree and Chaddesden Park school, Chaddesden Park and road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway: (11'2" x 5'10") 3.40 x 1.78

Living Room: (13'3" x 11'5") 4.04 x 3.48

Dining Kitchen: (7'6" x 17'10") 2.29 x 5.44

First Floor Landing: (4'3" x 6'3") 1.30 x 1.90

Bedroom One: (10'9" x 14'6") 3.28 x 4.42

Bedroom Two: (10'2" x 11'3") 3.10 x 3.43

Bathroom: (5'7" x 6'2") 1.70 x 1.88

Outside:

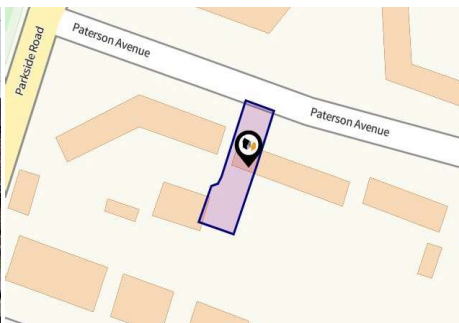
Off-road parking is provided to the front elevation for two vehicles. There is gated access to the side elevation leading to the enclosed and good-size rear garden which is mostly laid to lawn with paved patio and further stoned seating area. Two useful brick built outhouses.

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:	764 ft ² / 71 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY189891		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25
mb/s



1800
mb/s

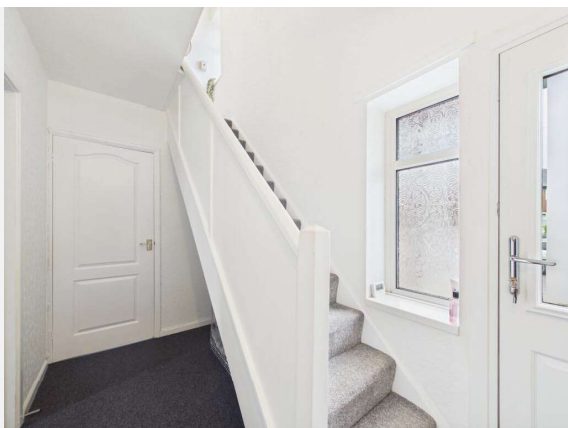
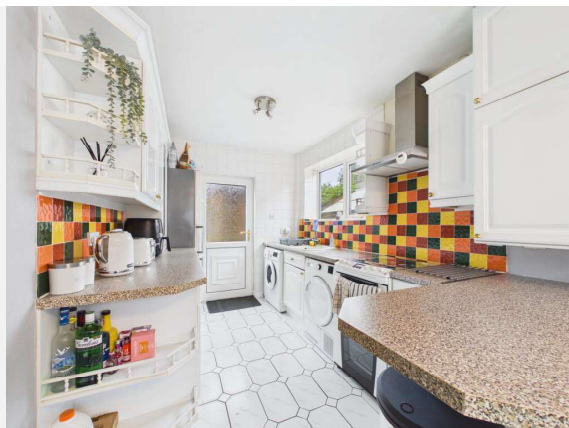


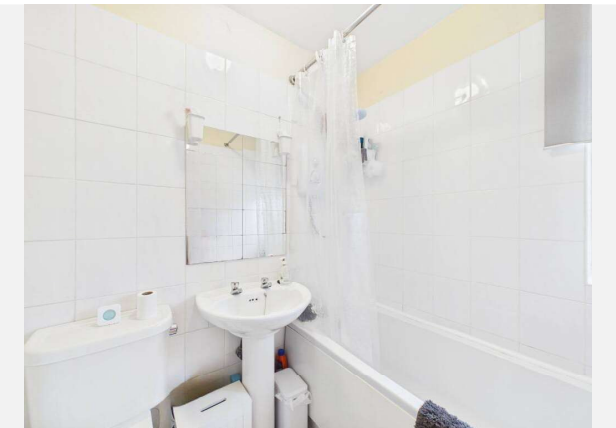
Mobile Coverage: (based on calls indoors)



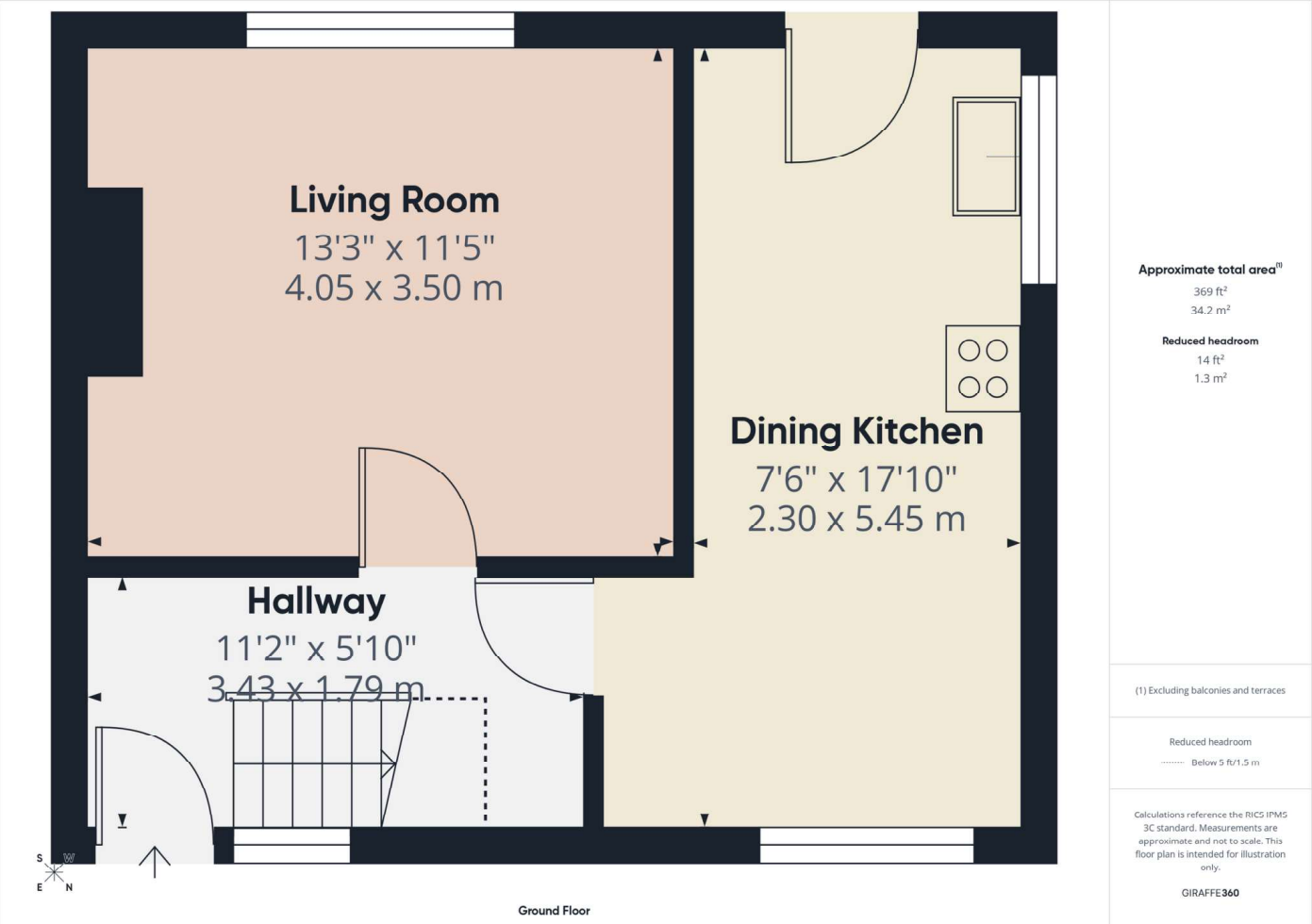
Satellite/Fibre TV Availability:



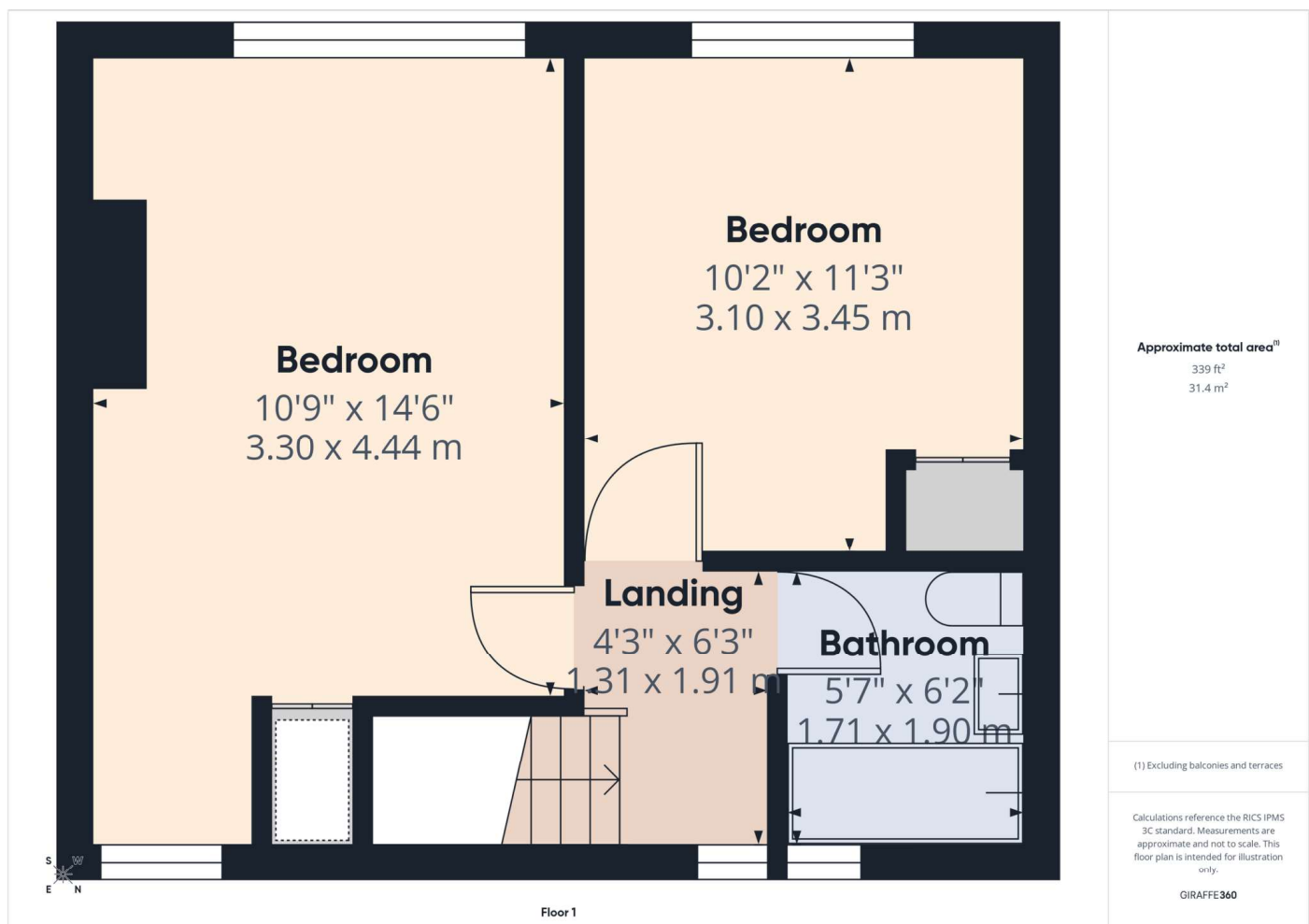




PATERSON AVENUE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Paterson Avenue, Chaddesden, DE21

Energy rating

D

Valid until 08.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
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, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 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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