

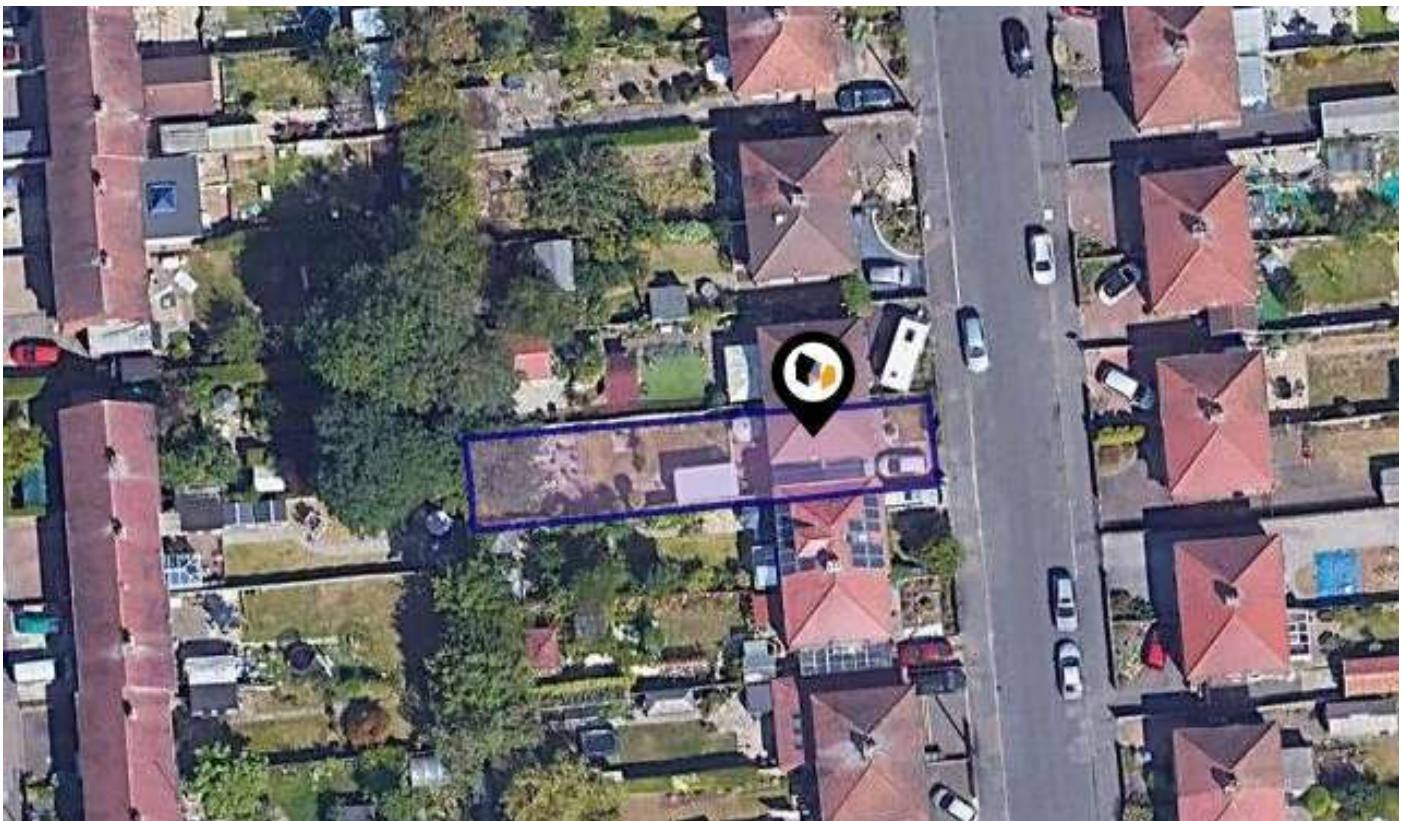
Hannells
A Moving Experience



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 21st April 2026



ASHFIELD AVENUE, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Particularly Well-Maintained And Presented Bay-Fronted Home
- > Ideal Family/First Time Home, No Upward Chain
- > Driveway, Useful Carport, Garage And Mature Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A particularly well-maintained and presented bay-fronted semi-detached home available for sale with no upward chain. The property benefits from a mature rear garden, off-road parking, useful carport and garage together with two reception rooms and three bedrooms and an early viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, two reception rooms and kitchen with freestanding appliances included in the sale. To the first floor the landing provides access to three bedrooms (two double), shower room and separate WC. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking, useful carport and garage. Ashfield Avenue is an established location convenient situated for local amenities together with road links including A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details

Entrance Hall: (5'8" x 14'5") 1.73 x 4.39

Living Room: (8'11" x 12'4") 2.72 x 3.76

Sitting/Dining Room: (10'1" x 13'7") 3.07 x 4.14

Kitchen: (5'8" x 10'0") 1.73 x 3.05

First Floor Landing: (2'6" x 11'6") 0.76 x 3.51

Bedroom One: (10'1" x 13'7") 3.07 x 4.14

Bedroom Two: (9'4" x 11'0") 2.84 x 3.35

Bedroom Three: (6'7" x 6'10") 2.01 x 2.08

Shower Room: (5'8" x 5'10") 1.73 x 1.78

WC: (2'11" x 3'9") 0.89 x 1.14

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking. There are double timber gates giving access to a carport providing additional off-road parking and GARAGE. There is a mature and good size rear 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.

Key Facts for Buyers 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:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY37343		

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)

3 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

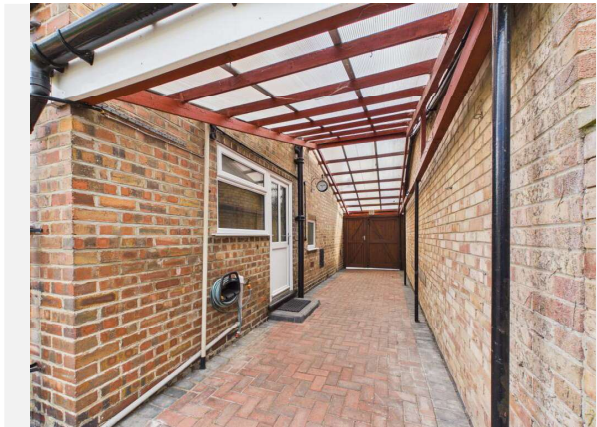
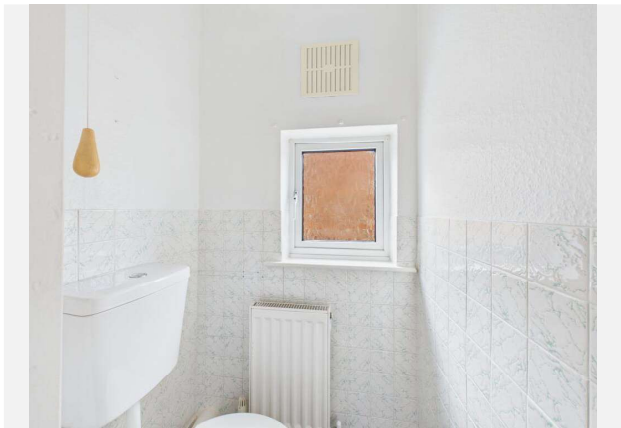
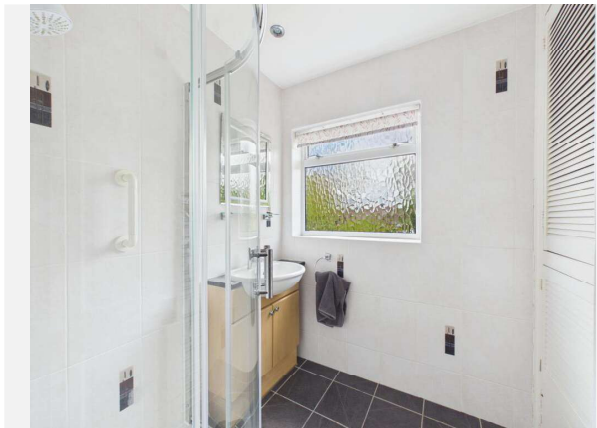
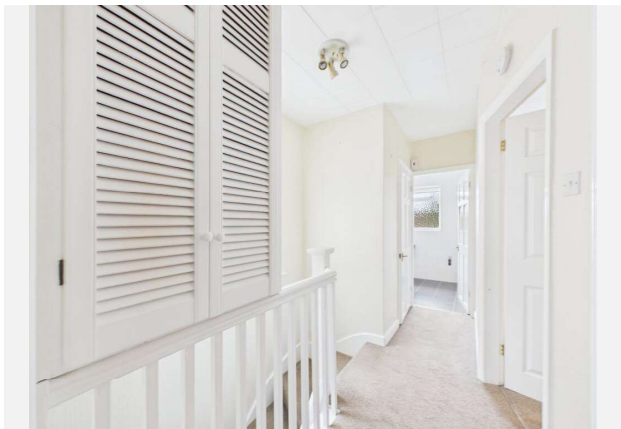


Satellite/Fibre TV Availability:

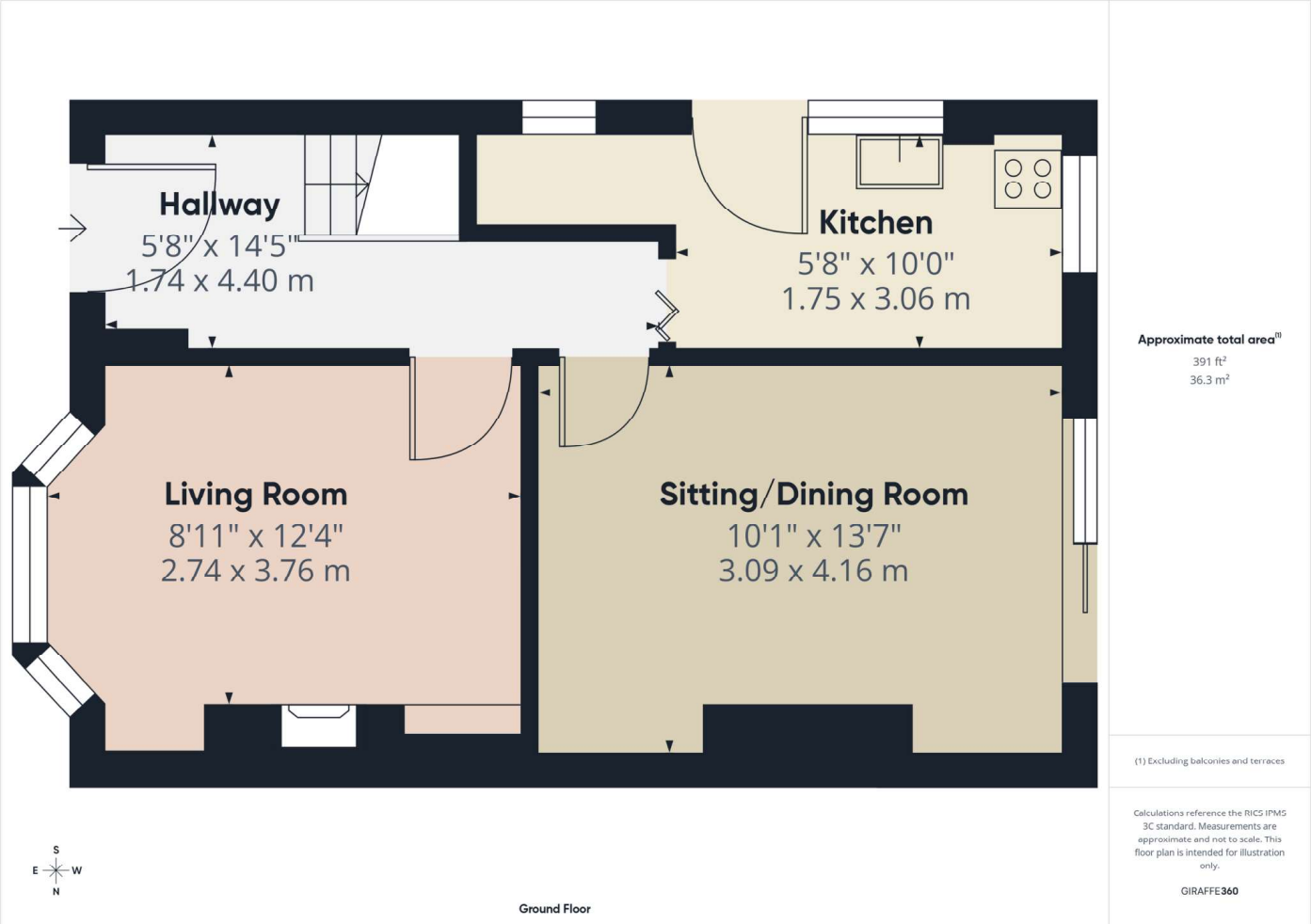


Gallery Photos

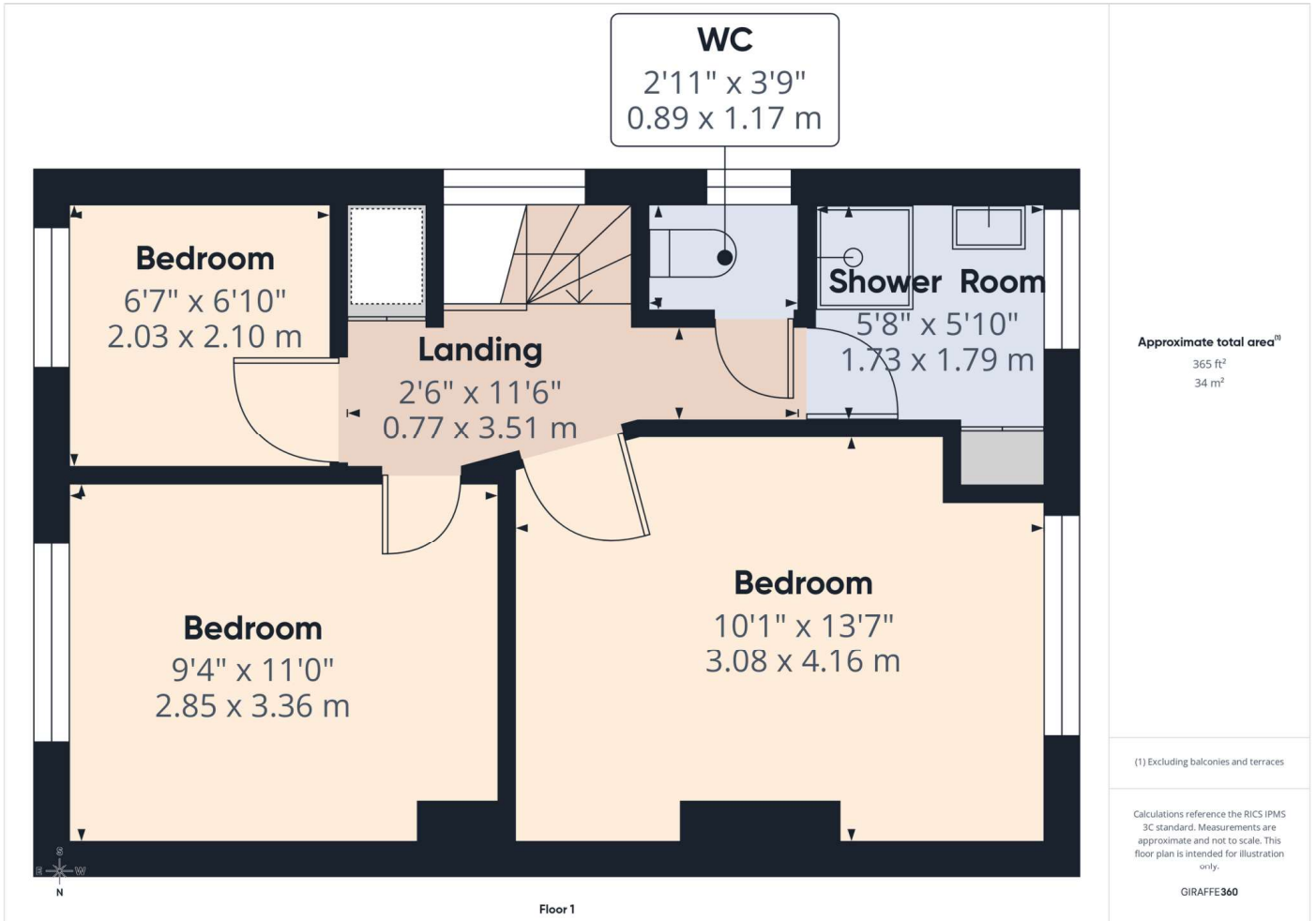




ASHFIELD AVENUE, CHADDESSEN, DERBY, DE21



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Property EPC - Certificate



Chaddesden, DERBY, DE21

Energy rating

D

Valid until 15.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	76 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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Hannells

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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