

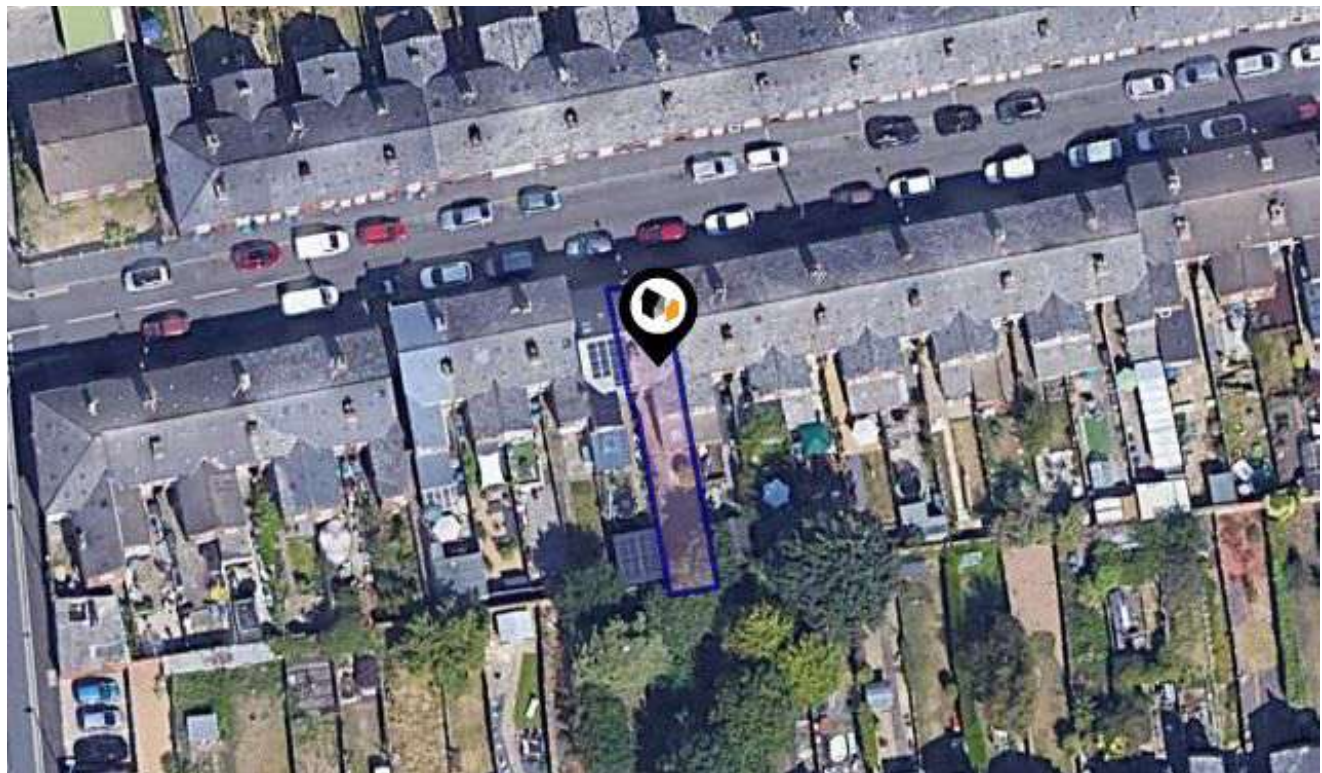


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20<sup>th</sup> January 2026



## FRANCIS STREET, DERBY, DE21

### Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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# Introduction

## Our Comments



### Useful Information:

- > Modern And Spacious Mid-Terrace Property
- > Two Reception Rooms, Two Double Bedrooms
- > Modern Bathroom With A Four Piece Suite
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

Situated close to Derby City Centre and ideal for a first-time buyer, this spacious two-bedroom mid-terraced property is located in the highly popular Derby suburb of Chaddesden. Boasting a modern interior and generous living accommodation, the property also benefits from uPVC double glazing, gas central heating, and a private, enclosed, low-maintenance rear garden. In brief, the accommodation comprises; living room, inner hallway with a downstairs storage cupboard, a spacious dining area that opens out into a modern fitted kitchen. To the first floor are two double bedrooms, first floor landing and a modern fitted family bathroom having a four piece suite. At the front of the property is a walled foregarden suitable for bin storage and a shared passageway giving access to the a secure rear garden. To the rear is a private and enclosed, low maintenance garden with a patio area, shrubbery beds, artificial lawn, decked seating area and fenced boundaries. Francis Street is well situated for Derby City Centre, major road links and local amenities. Early viewing is highly recommended to fully appreciate the accommodation on offer. CALL TODAY TO VIEW!!!

### Room Measurement & Details

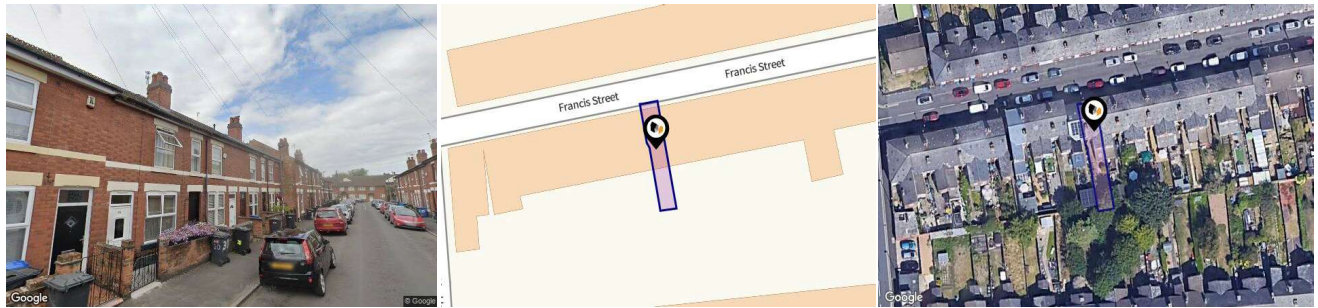
#### Door To:

- Living Room: (11'4" x 11'9") 3.45 x 3.58
- Dining Room: (11'4" x 11'10") 3.45 x 3.61
- Kitchen: (7'2" x 16'7") 2.18 x 5.05
- First Floor Landing: (2'7" x 12'1") 0.79 x 3.68
- Bedroom One: (11'3" x 11'9") 3.43 x 3.58
- Bedroom Two: (8'3" x 11'10") 2.51 x 3.61
- Bathroom: (7'2" x 8'10") 2.18 x 2.69

### 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 Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY393359		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

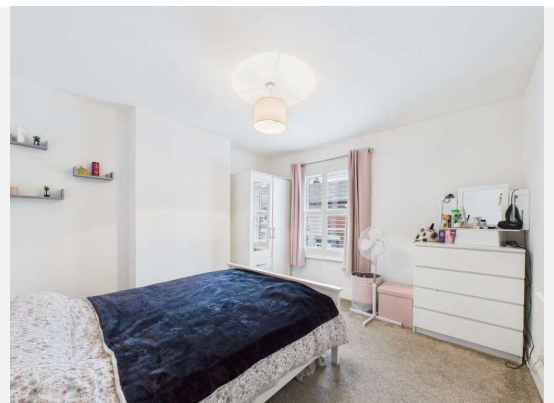
### Mobile Coverage: (based on calls indoors)



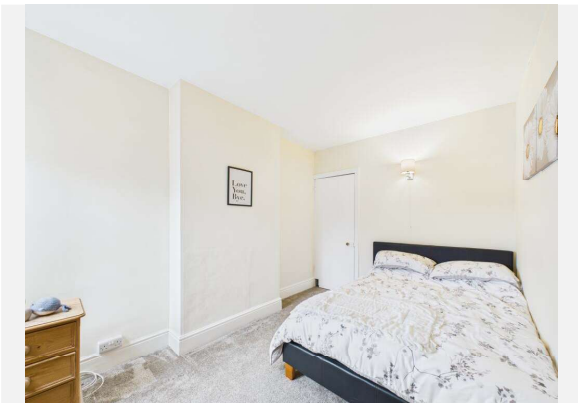
### Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



## FRANCIS STREET, DERBY, DE21



## FRANCIS STREET, DERBY, DE21



# Property EPC - Certificate



DE21

Energy rating

# D

Valid until 05.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #27ae60; color: white; padding: 5px; display: inline-block;">             83   B           </div>
69-80	C		
55-68	D	<div style="background-color: #f1c232; color: white; padding: 5px; display: inline-block;">             59   D           </div>	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

# Hannells About Us



## Hannells

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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

## Financial Services

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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.

# Hannells

## Testimonials



### 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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