

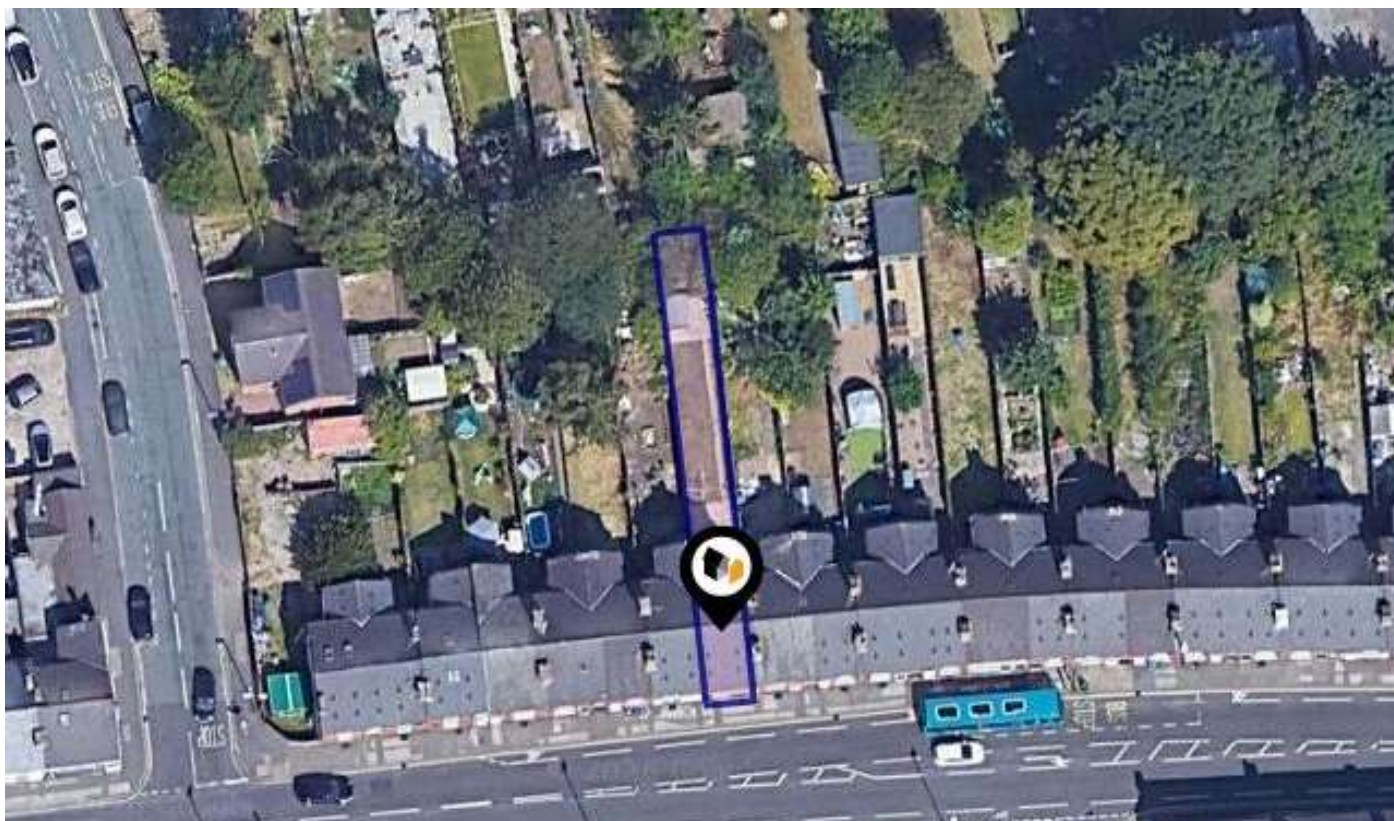


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th July 2026



NOTTINGHAM ROAD, DERBY, DE21

Hannells

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Useful Information:

- > Deceptively Spacious Two Double Bedroomed Terrace Property
- > No Upward Chain, Ideal Investment/First Time Buyer
- > Two Reception Rooms
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A deceptively spacious two double-bedroom terraced property, ideally suited to first-time buyers or investment purchasers. Conveniently located close to Derby City Centre, the accommodation comprises two generous reception rooms and good-size rear garden. The property is available with no upward chain and viewing is recommended. The accommodation is supplemented by gas fired central heating and double glazing and briefly comprises:- passaged entry to inner hallway with access to a useful cellar, two good-size reception rooms and fitted kitchen. To the first floor the passaged landing provides access to two bedrooms and bathroom with a three piece suite. Outside, there is a passaged entry with gated access to the rear garden having patio area and lawn area enclosed by fencing. Outside WC. Nottingham Road is particularly well situated for Derby City Centre and its range of amenities and road links including the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Door To:

Living Room: (11'8" x 12'0") 3.56 x 3.66

Inner Hall: (3'2" x 2'9") 0.97 x 0.84

Useful Cellar Storage: (11'8" x 15'1") 3.56 x 4.60

Dining Room: (11'8" x 12'2") 3.56 x 3.71

Kitchen: (6'7" x 8'10") 2.01 x 2.69

First Floor Landing:

Bedroom One: (11'8" x 12'0") 3.56 x 3.66

Bedroom Two: (8'5" x 12'3") 2.57 x 3.73

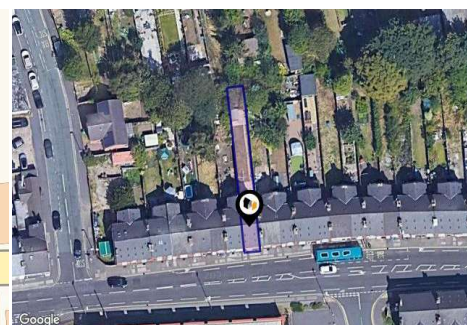
Bathroom: (6'9" x 9'0") 2.06 x 2.74

Outside:

There is a passaged entry to the side elevation with gated access to the enclosed rear garden which is laid mainly to lawn with fenced boundaries and cold water tap. There is also an attached outside WC.

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
Bedrooms:	2
Floor Area:	785 ft ² / 73 m ²
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY22487

Tenure: Freehold

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)

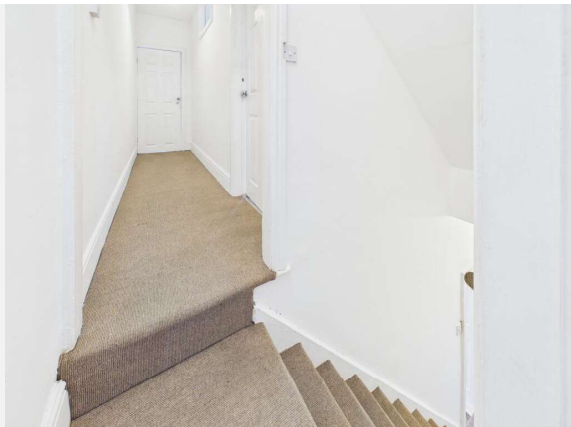
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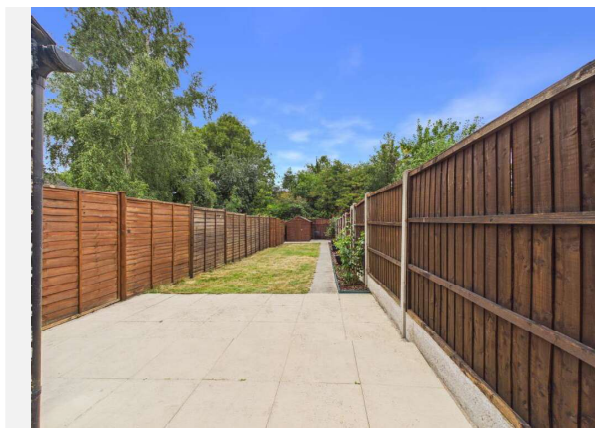
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







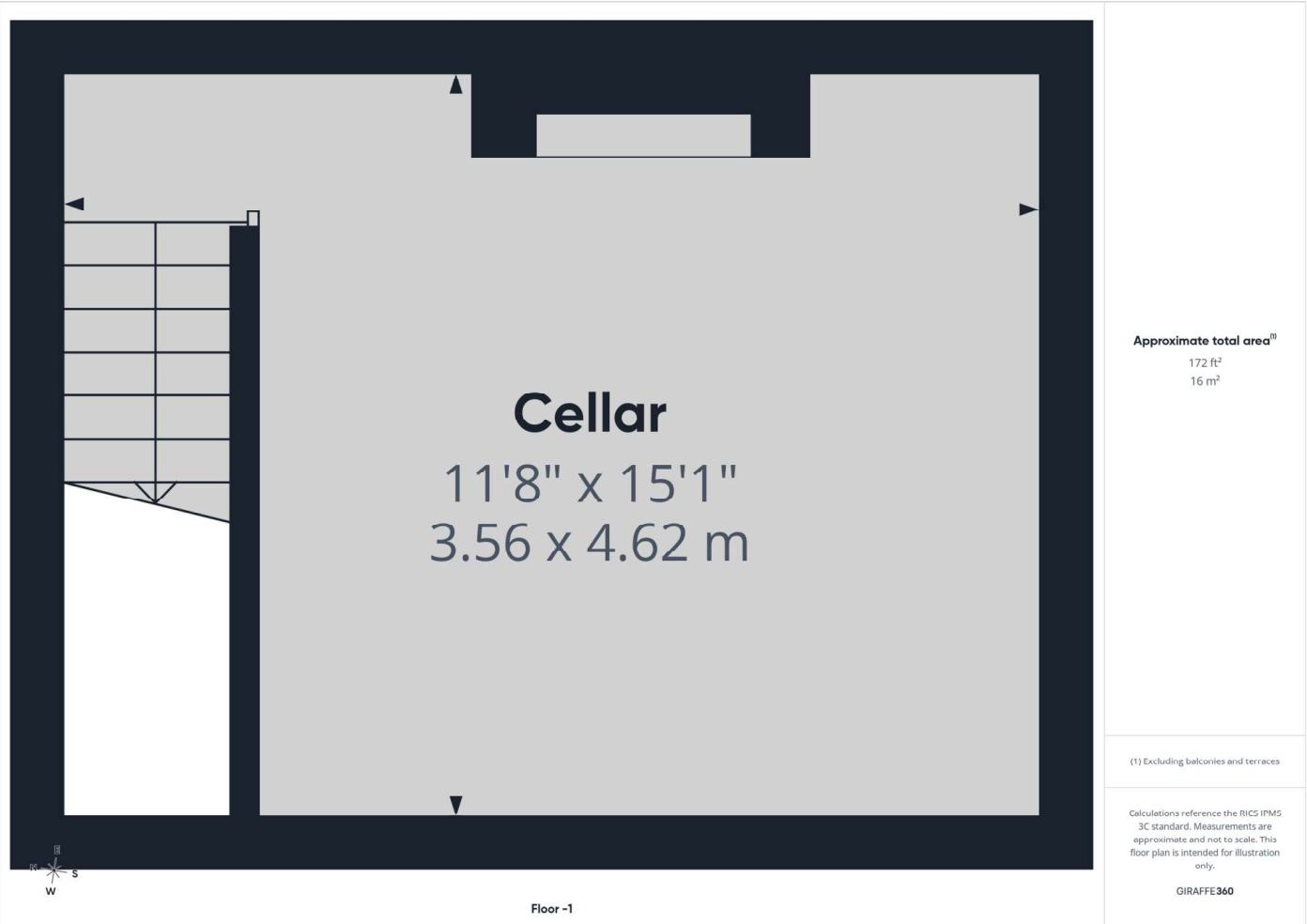
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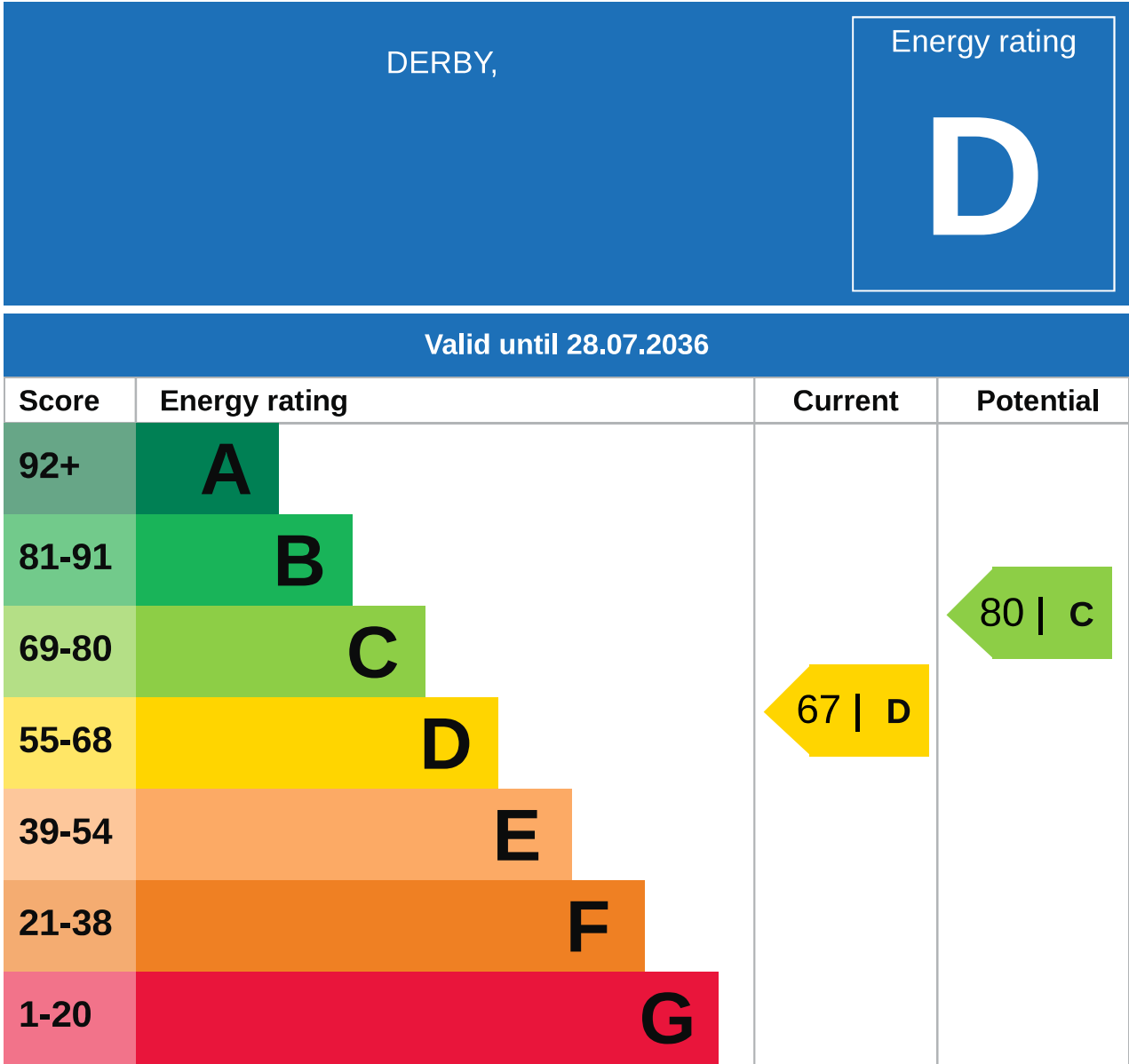
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Property EPC - Certificate



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	73 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

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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.



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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