



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th August 2026



CANTERBURY STREET, CHADDESSEN, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious Three-Bedroomed Mid-Terrace Property
- > Ideal First Time/Family Home, No Upward Chain
- > Off-Road Parking For Two/Three Vehicles
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditionally constructed three-bedroom mid-terrace property, ideally suited to a growing family or first-time buyer. Offered for sale with no upward chain, the property benefits from off-road parking for two to three vehicles, a good-sized rear garden and a convenient location close to local shops, schools and transport links. This well-positioned home offers excellent potential for those looking for a practical property. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, living room and dining kitchen with French doors to the rear garden. To the first floor the landing provides access to three well-proportioned bedrooms and bathroom with a three piece suite. Outside, there is off road parking for two/three vehicles to the front elevation and a good-size rear garden. Canterbury Street is well situated for Chaddesden and its amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Porch: (3'4" x 5'0") 1.02 x 1.52

Entrance Hall: (12'0" x 5'8") 3.66 x 1.73

Living Room: (12'1" x 14'1") 3.68 x 4.29

Dining Kitchen: (8'6" x 20'6") 2.59 x 6.25

First Floor Landing: (5'8" x 7'6") 1.73 x 2.29

Bedroom One: (12'5" x 11'7") 3.78 x 3.53

Bedroom Two: (8'3" x 12'6") 2.51 x 3.81

Bedroom Three: (9'0" x 8'6") 2.74 x 2.59

Bathroom: (5'6" x 7'5") 1.68 x 2.26

Outside:

There is off-road parking for two/three vehicles to the front elevation. The rear garden is enclosed having a paved patio area with lawned garden beyond. Brick-built outhouse (10'9" x 5'10"), fenced boundaries and cold water tap.

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.

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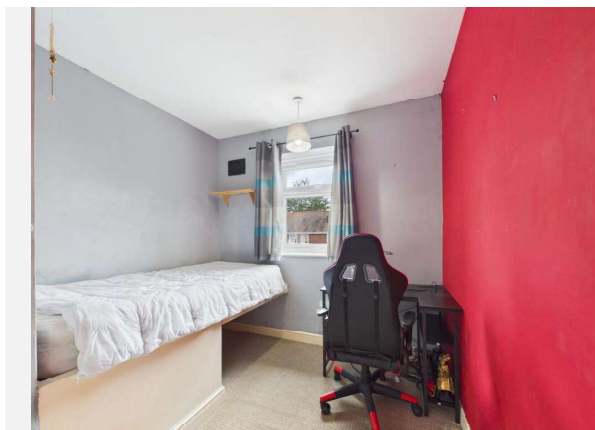
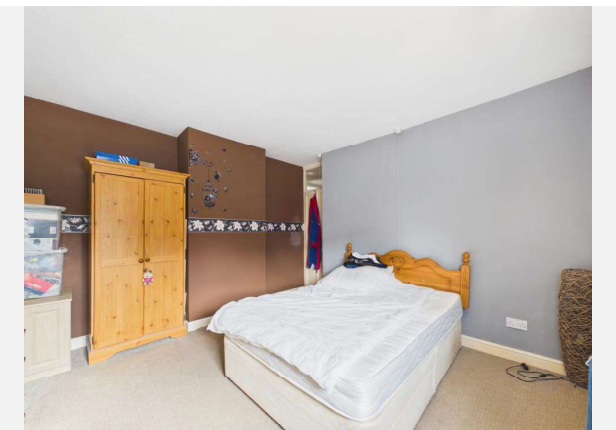
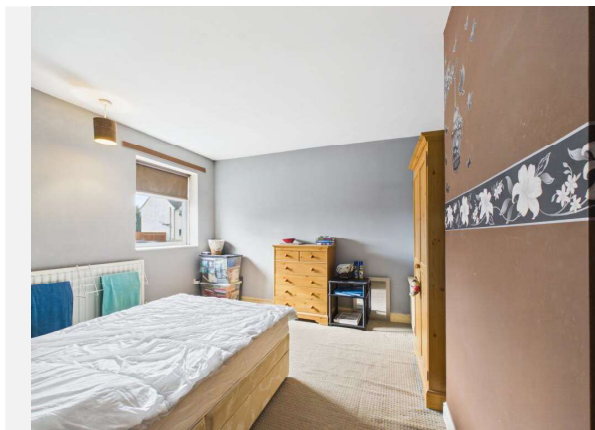
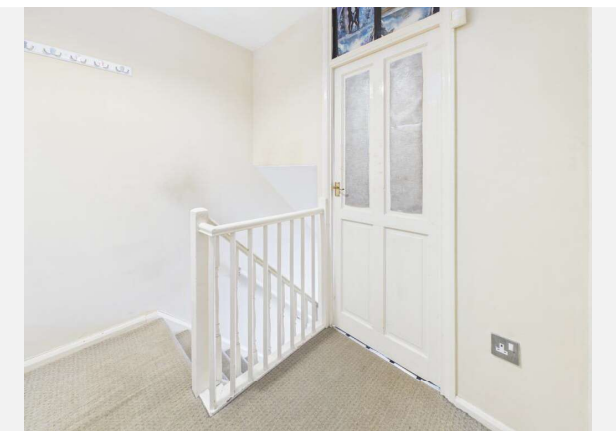
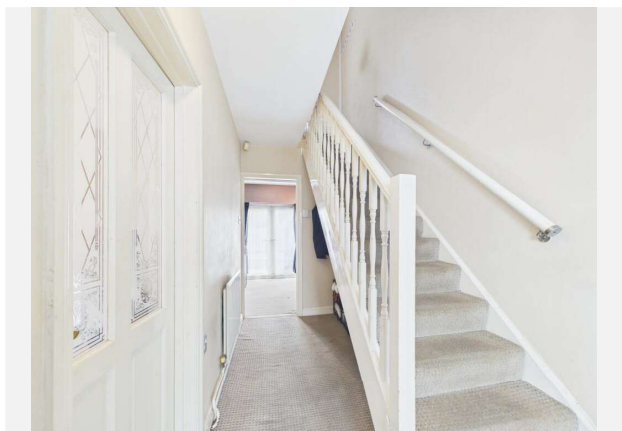
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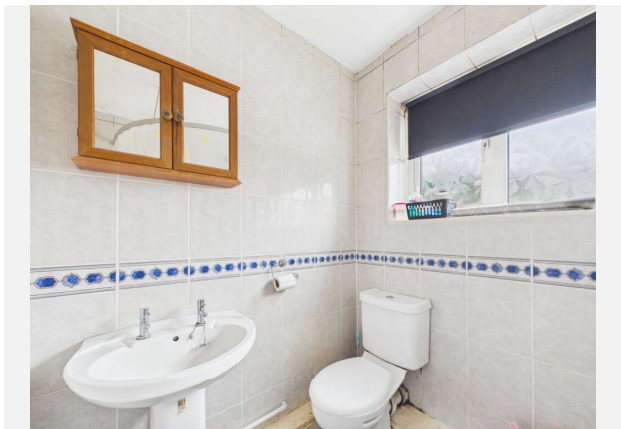
Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY172645		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3 mb/s	104 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



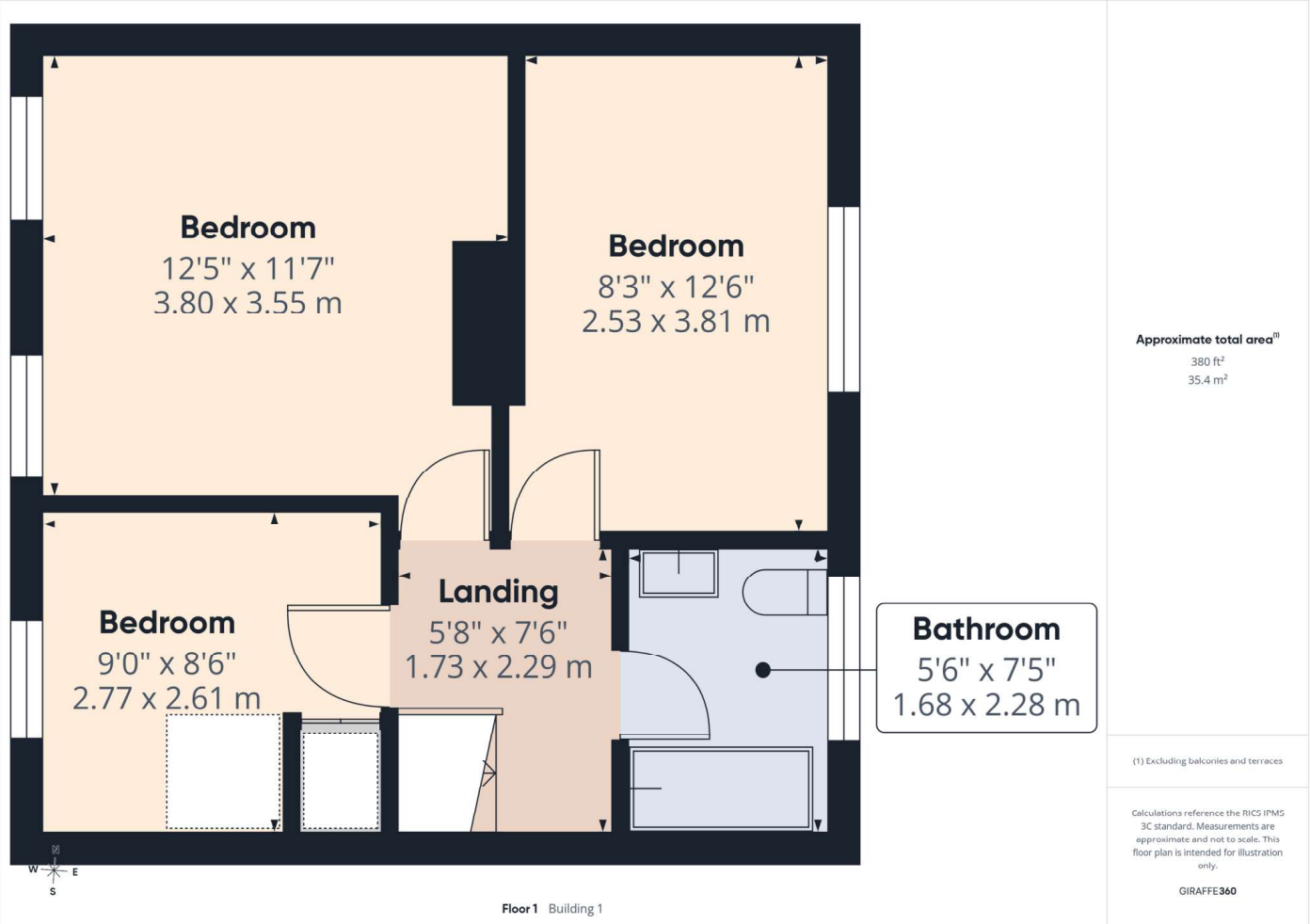




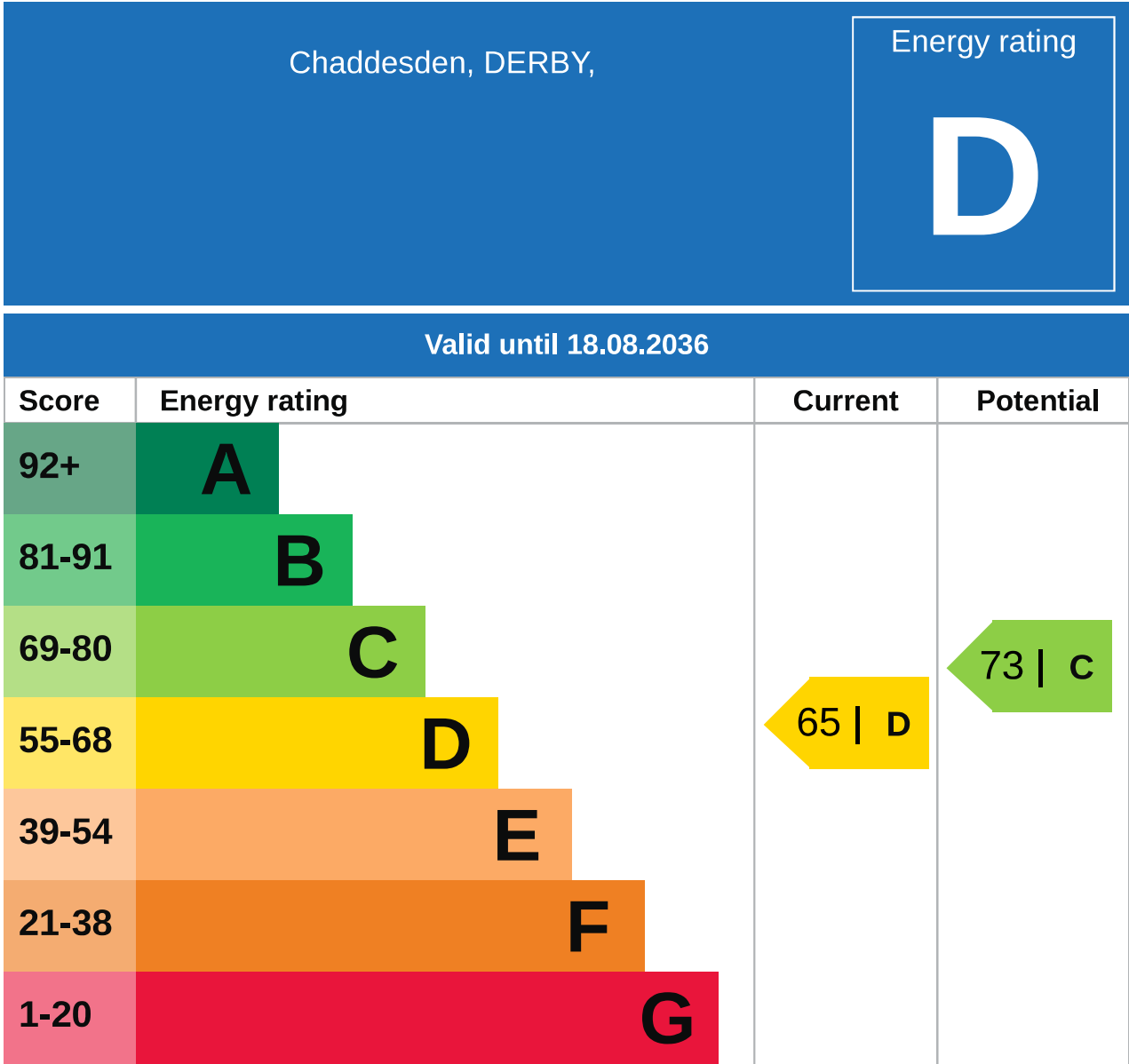
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Property EPC - Certificate



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	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:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	79 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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