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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



RAMSDEAN CLOSE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Two Double Bedroomed Mid-Town House
- > Established Cul-De-Sac Location Close To Amenities And Road Links
- > Ideal First Time Home
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A modern two double bedroom mid-town house, ideally situated within an established residential location close to a range of local amenities and excellent road links. The property would make an ideal first-time purchase and offers a fitted breakfast kitchen, modern bathroom, front and rear gardens, and allocated off-road parking. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance lobby, lounge and breakfast kitchen. To the first floor the landing provides access to two double bedrooms and modern bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations together with allocated off-road parking. Ramsdean Close is well situated for Derby City Centre and local amenities together with major road links including the A52, M1 motorway, A50 and A38.

Room Measurement & Details

Entrance: (2'11" x 3'3") 0.89 x 0.99

Living Room: (14'9" x 12'6") 4.50 x 3.81

Kitchen: (8'6" x 12'7") 2.59 x 3.84

First Floor Landing: (5'10" x 3'3") 1.78 x 0.99

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

Bedroom Two: (7'2" x 12'6") 2.18 x 3.81

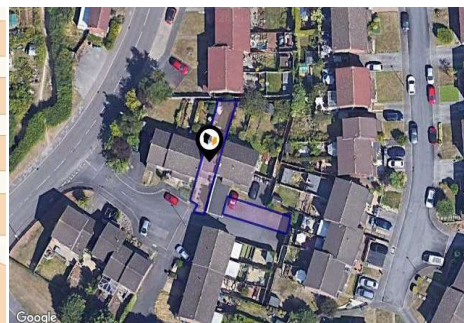
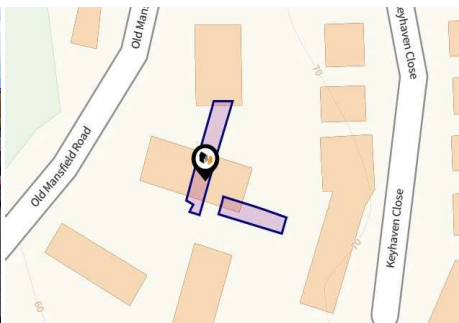
Bathroom: (7'3" x 6'2") 2.21 x 1.88

Outside:

There are gardens to both front and rear elevations together with allocated off-road parking.

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:	602 ft ² / 56 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY196184

Tenure: Freehold

Local Area

Local Authority:	City of derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

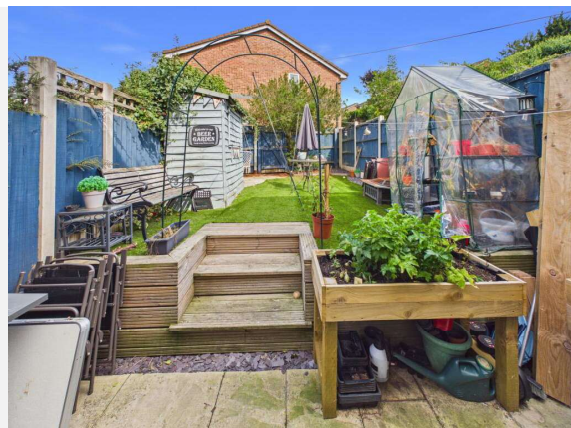
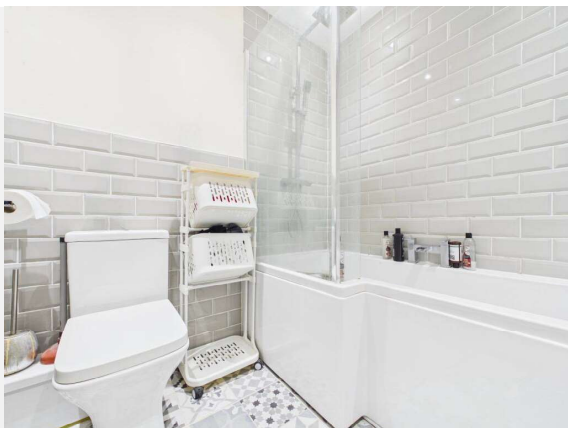
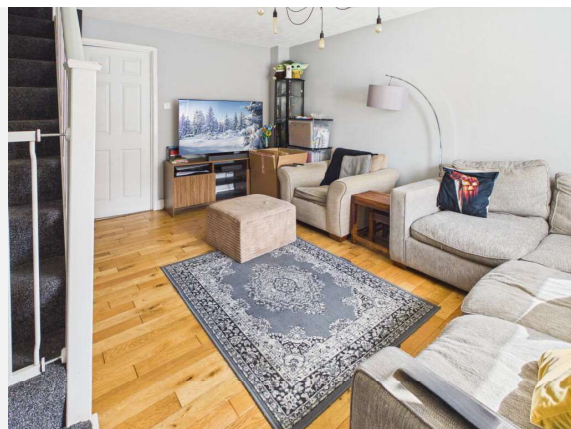
4	180	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

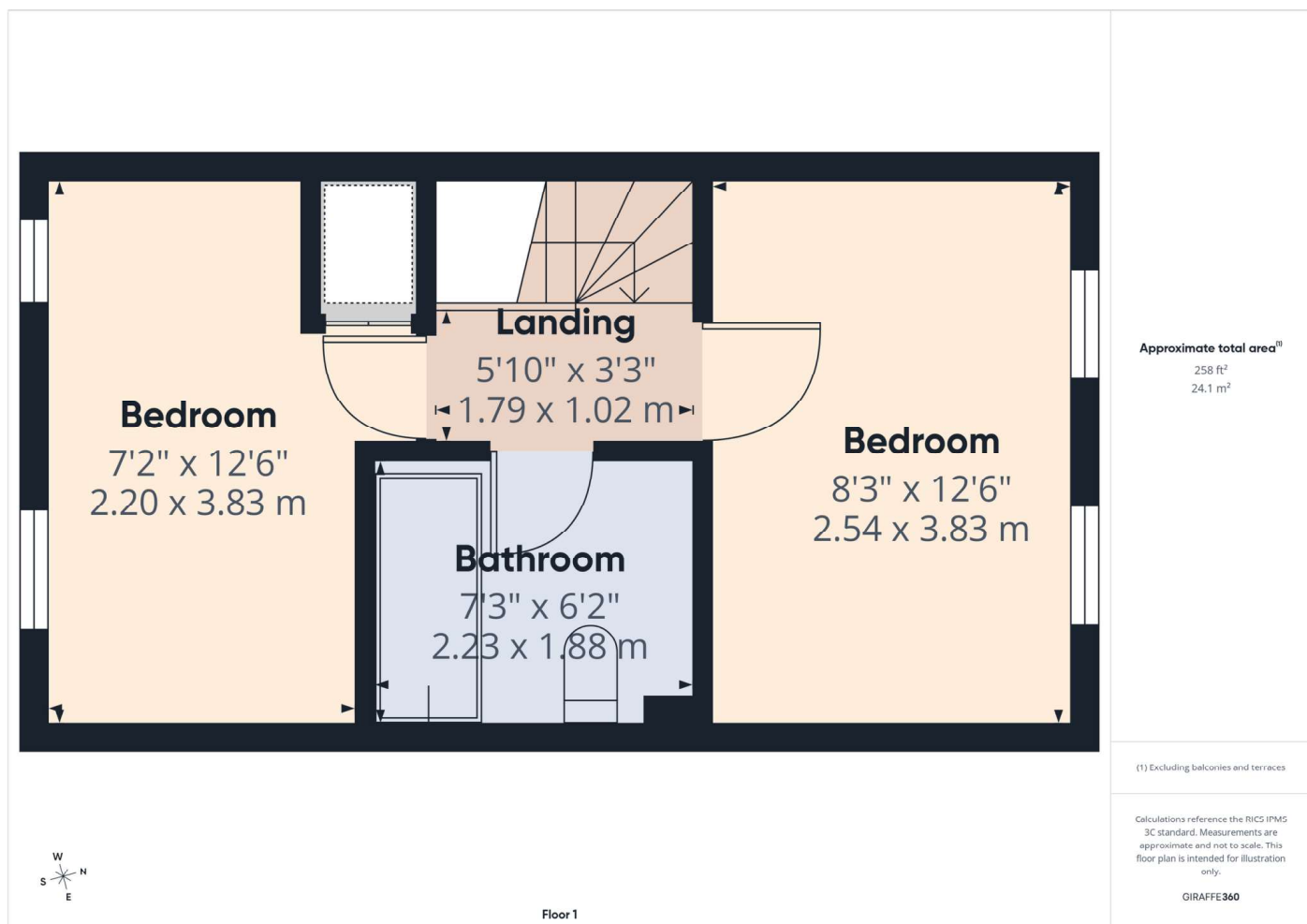




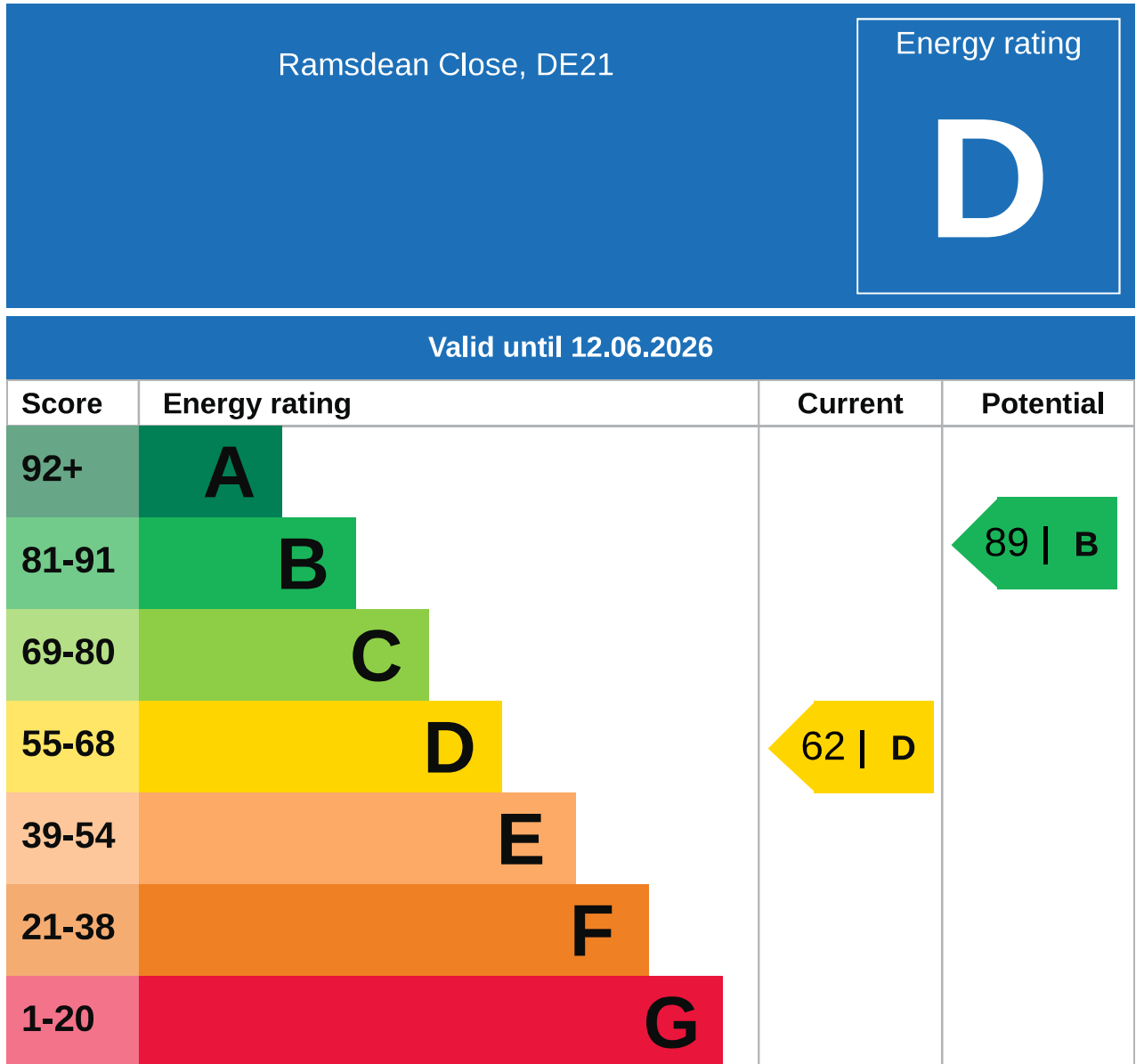
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 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

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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