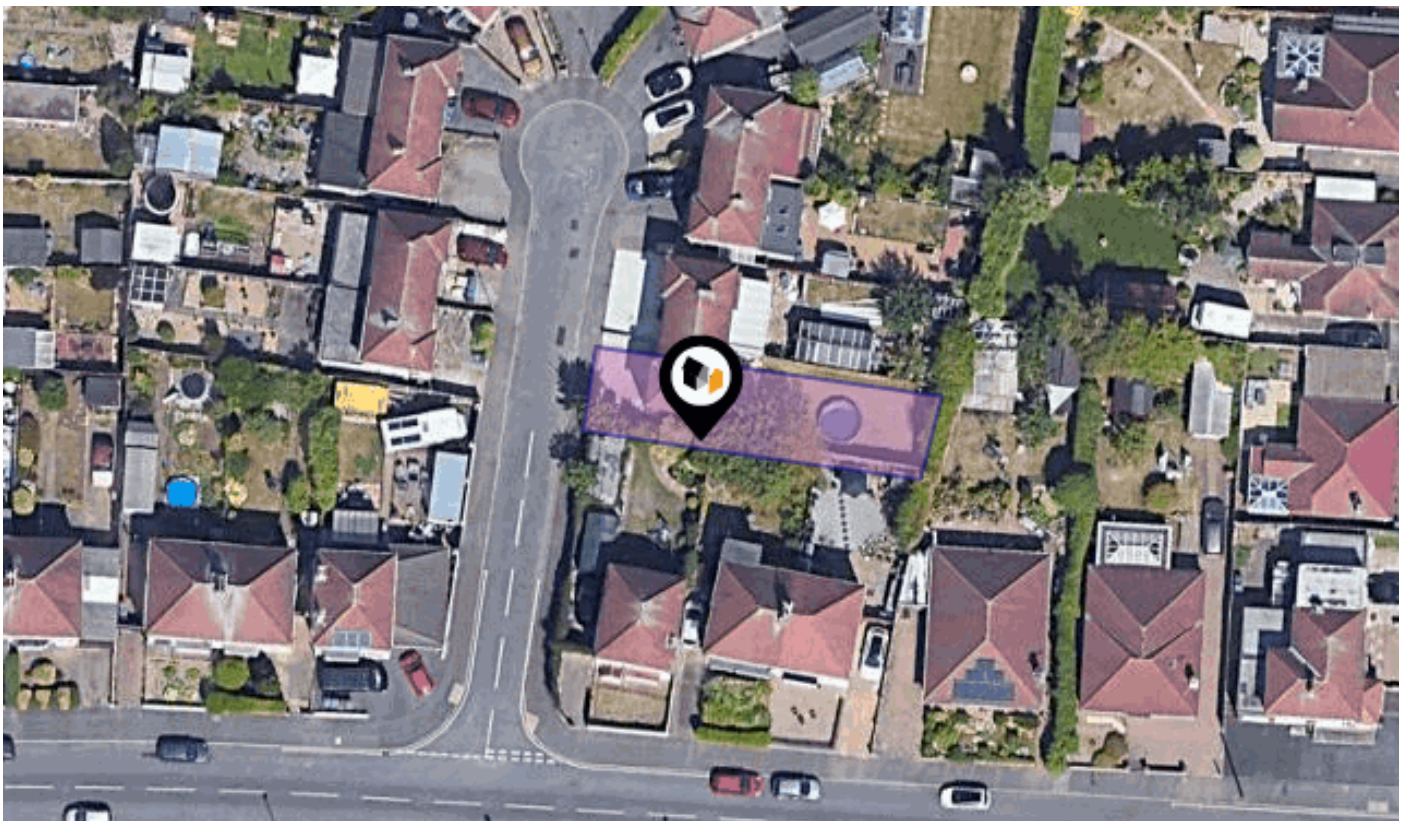




# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 12<sup>th</sup> December 2024**



**EDWARD AVENUE, CHADDESSEN, DERBY, DE21**

## **Hannells**

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# Introduction

## Our Comments



### Useful Information:

- > Modernised And Improved Semi-Detached Home
- > Ideal First Time Buy, No Upward Chain
- > Off-Road Parking And Good Size Rear Garden
- > EPC Rating D, Stanley Block Construction
- > Council Tax Band A, Freehold

### Property Description

A modernised and improved two bedroomed semi-detached home occupying a small cul-de-sac location and offered for sale with no upward chain. The property benefits from off-road parking and a good size rear garden. The property would be ideal for the first time buyer and viewing is recommended.

The accommodation benefits from gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, walk in boiler/storage cupboard, lounge and fitted kitchen. To the first floor are two bedrooms and modern bathroom with a three piece suite. Outside, off-road parking is provided to the front elevation and there is a good size enclosed rear garden.

Edward Avenue is well situated for Chaddesden and its range of shops, schools and transport links together easy access for Derby City Centre and road links including the A52, A50 and M1 motorway respectively.

### Room Measurement & Details

#### Reception Hallway:

#### Walk-In Store/Boiler Room:

Lounge: (15'0" x 10'0") 4.57 x 3.05

Fitted Kitchen: (10'11" x 8'1") 3.33 x 2.46

Bedroom One: (15'0" x 10'0") 4.57 x 3.05

Bedroom Two: (8'1" x 6'0") 2.46 x 1.83

Modern Bathroom: (8'1" x 5'1") 2.46 x 1.55

#### Outside:

Off-road parking is provided to the front elevation. There is gated access to the side elevation leading to a good size rear garden which is laid mainly to lawn.



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 624 ft<sup>2</sup> / 58 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 1930-1949  
**Council Tax :** Band A  
**Annual Estimate:** £1,405  
**Title Number:** DY196279

**Tenure:** Freehold

## Local Area

**Local Authority:** Derby city  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: No Risk  
 • Surface Water: Very Low

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

<b>9</b>	<b>51</b>	<b>1000</b>
mb/s	mb/s	mb/s

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



**Satellite/Fibre TV Availability:**



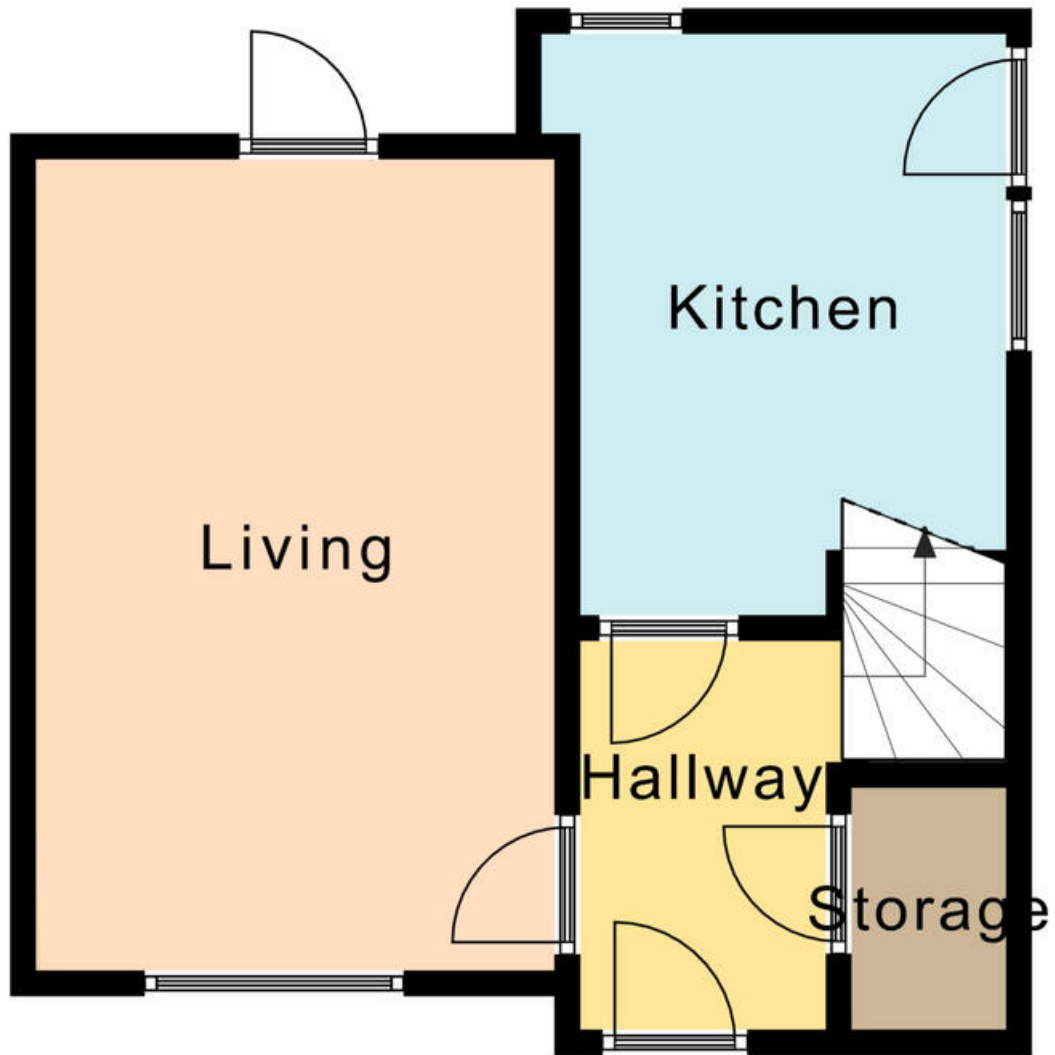
# Gallery Photos



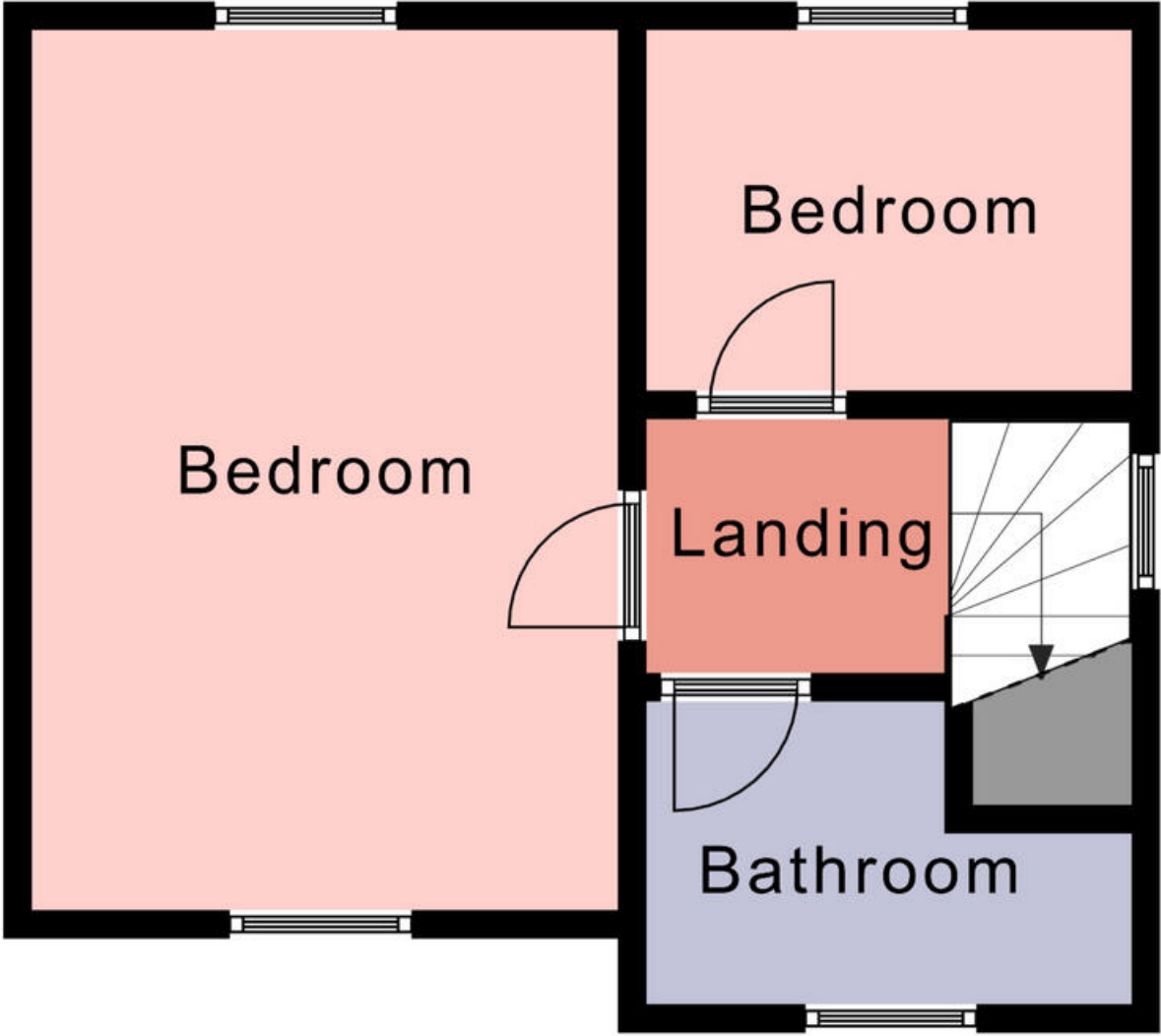
# Gallery Photos



**EDWARD AVENUE, CHADDESSEN, DERBY, DE21**



**EDWARD AVENUE, CHADDESSEN, DERBY, DE21**



# Property EPC - Certificate



DERBY, DE21

Energy rating

**D**

Valid until 07.04.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

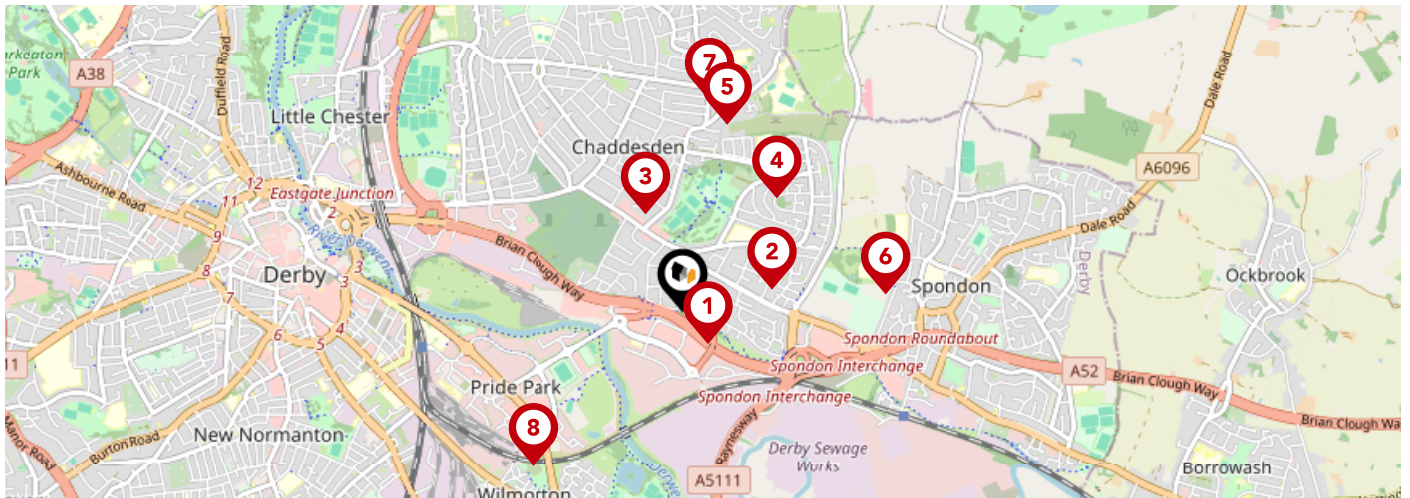
# Property

## EPC - Additional Data

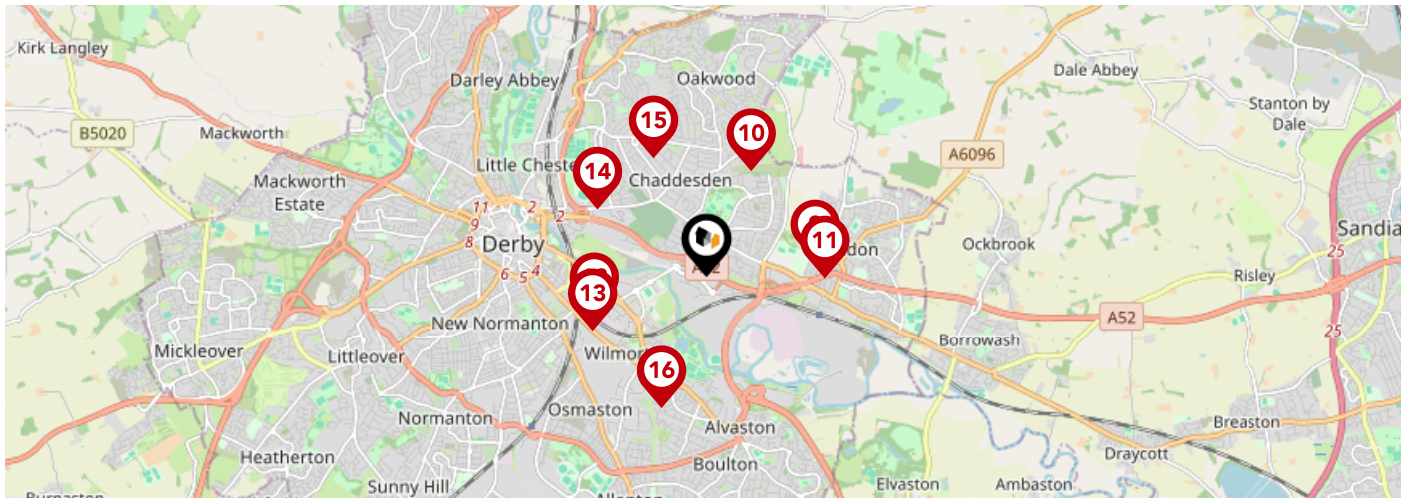


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<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, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	58 m <sup>2</sup>

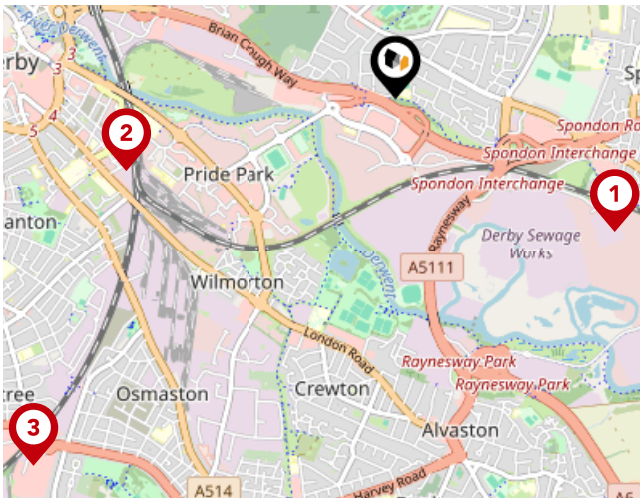


	Nursery	Primary	Secondary	College	Private
<b>1 Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Cavendish Close Infant School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Derby Pride Academy</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



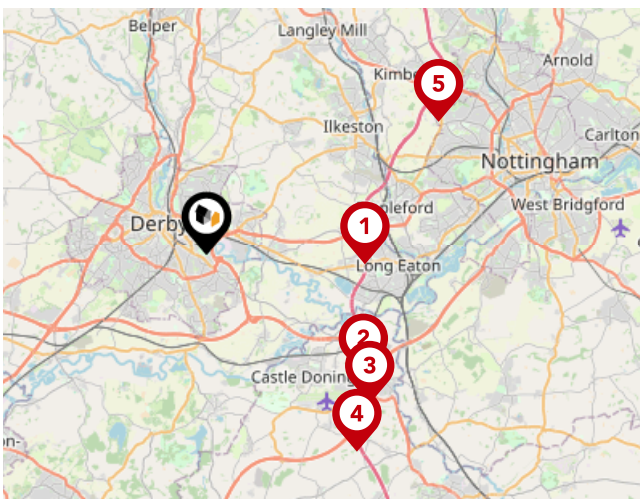
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Derby College</b> Ofsted Rating: Good   Pupils:0   Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>UTC Derby Pride Park</b> Ofsted Rating: Good   Pupils: 362   Distance:1.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Derwent Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Roe Farm Primary School</b> Ofsted Rating: Requires improvement   Pupils: 393   Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Lakeside Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 638   Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.15 miles
2	Derby Rail Station	1.25 miles
3	Peartree Rail Station	2.3 miles



## Trunk Roads/Motorways

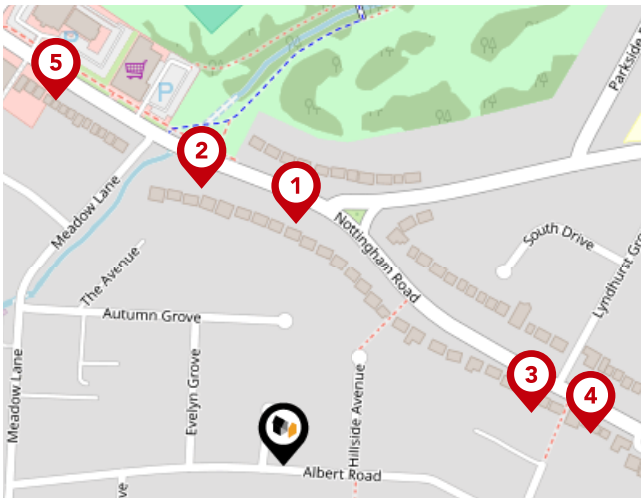
Pin	Name	Distance
1	M1 J25	5.64 miles
2	M1 J24A	7.09 miles
3	M1 J24	7.89 miles
4	M1 J23A	8.91 miles
5	M1 J26	9.54 miles



## Airports/Helipads

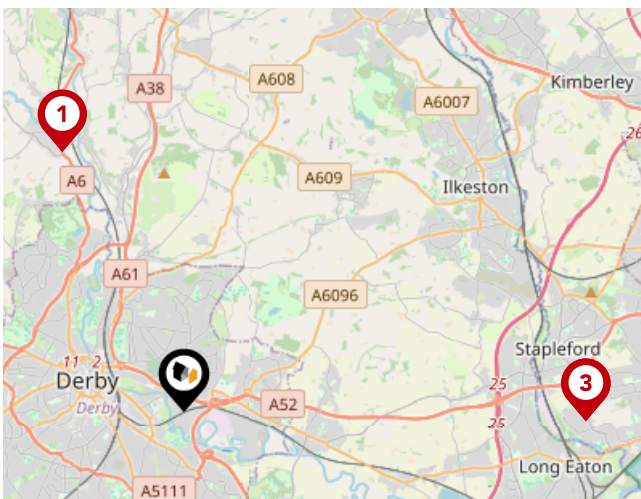
Pin	Name	Distance
1	East Mids Airport	7.87 miles
2	Birmingham Airport	34.66 miles
3	Baginton	38.29 miles
4	Finningley	42.53 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Sunny Grove	0.13 miles
2	Sunny Grove	0.16 miles
3	Lyndhurst Grove	0.14 miles
4	Lyndhurst Grove	0.17 miles
5	Chaddesden Lane End	0.24 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.13 miles
2	Tram Park & Ride	7.19 miles
3	Toton Lane Tram Stop	7.19 miles



## Hannells

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The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

## 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.



## 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.



/Hannells



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# Hannells

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