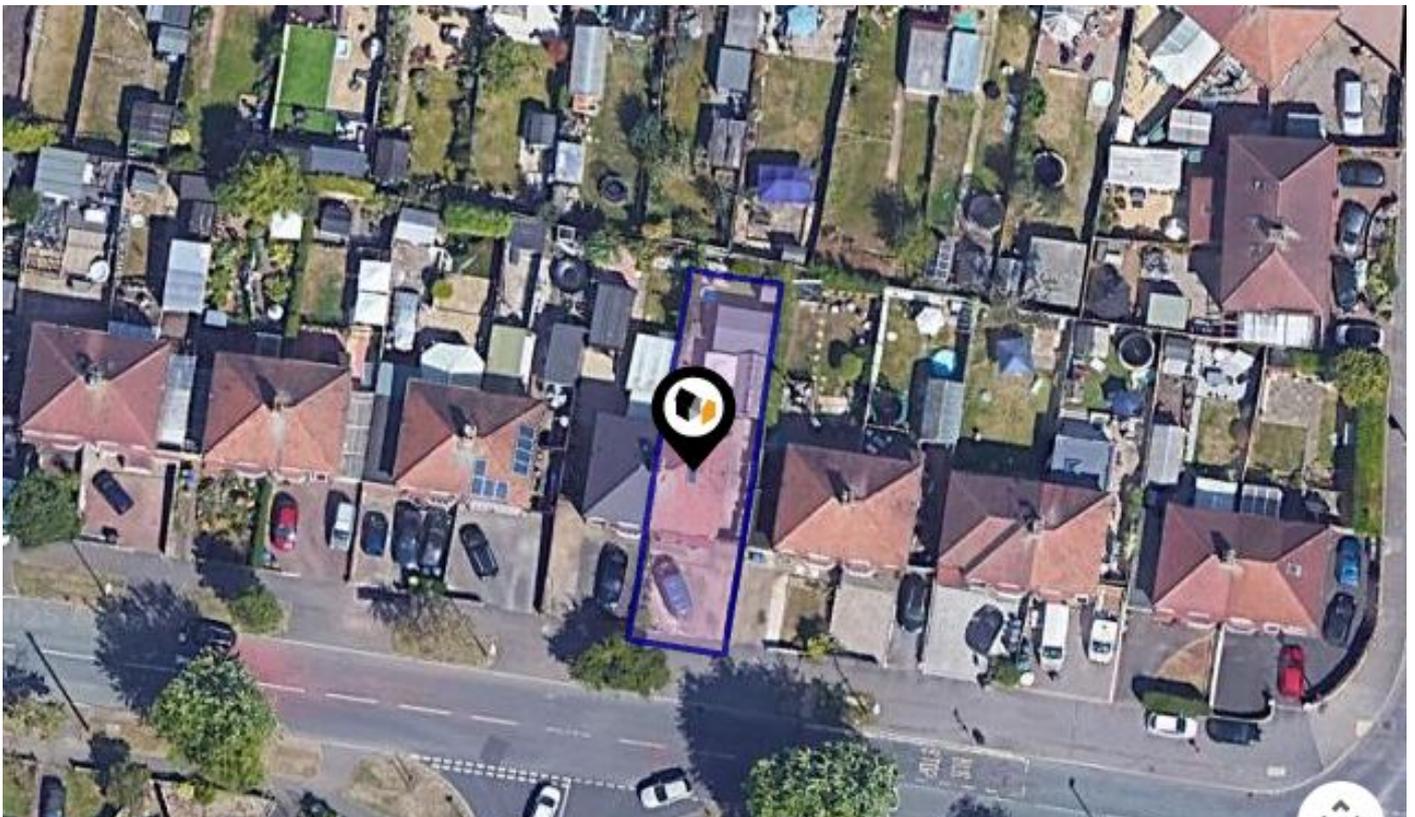




# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 10<sup>th</sup> July 2025**



**MAX ROAD, CHADDESSEN, DERBY, DE21**

## **Hannells**

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

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# Introduction

## Our Comments



- > Three-Bedroom Semi-Detached Home
- > EPC Rating TBC, Standard Construction
- > Council Tax Band B, Freehold
- > Ample Off Road Parking With A Garage
- > Private & Enclosed Rear Garden

### Property Description

Ideal for a growing family or first time buyer is this three-bedroom semi-detached property located in the highly popular area of Chaddesden. Boasting open-plan living accommodation, the property features uPVC double glazing and gas central heating, ample off road parking and a private and enclosed garden with a workshop! In brief, the accommodation comprises; Entrance hallway, downstairs cloakroom/WC, an open plan lounge diner having a log burning stove together with a fitted kitchen. To the first floor are three bedrooms, first floor landing having access to useful fully boarded and carpeted attic with Velux window and radiator and a family bathroom having a three piece suite. At the front of the property is a driveway providing off road parking for several vehicles with double gates giving access to the garage and rear of the property. To the rear is a private and enclosed garden with a decked seating area, artificial lawn, workshop and fenced boundaries. Max Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road link for the A38, A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hallway: (5'7" x 14'5") 1.70 x 4.39

Dining Room: (9'0" x 12'8") 2.74 x 3.86

Living Room: (10'0" x 13'7") 3.05 x 4.14

Kitchen: (5'8" x 10'1") 1.73 x 3.07

Cloaks/WC: (2'5" x 4'5") 0.74 x 1.35

First Floor Landing: (3'9" x 6'1") 1.14 x 1.85

Bedroom One: (10'2" x 13'6") 3.10 x 4.11

Bedroom Two: (9'2" x 10'10") 2.79 x 3.30

Bedroom Three: (6'10" x 7'10") 2.08 x 2.39

Bathroom: (5'7" x 10'3") 1.70 x 3.12

Useful Attic Space:

Being fully boarded and carpeted with Velux window, radiator and storage.

### 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>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,708		
<b>Title Number:</b>	DY184831		

## Local Area

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

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

<b>5</b> mb/s	<b>48</b> mb/s	<b>1800</b> mb/s

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

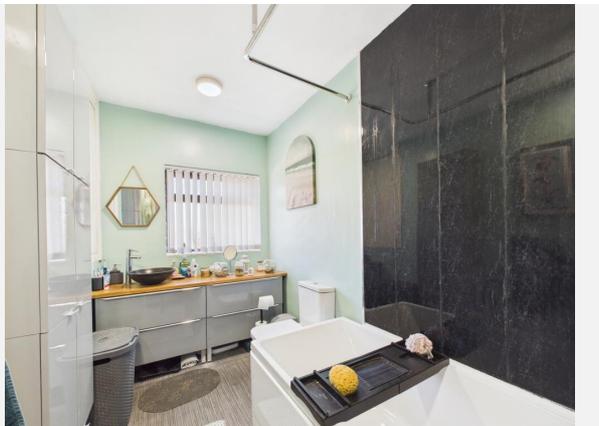


### Satellite/Fibre TV Availability:

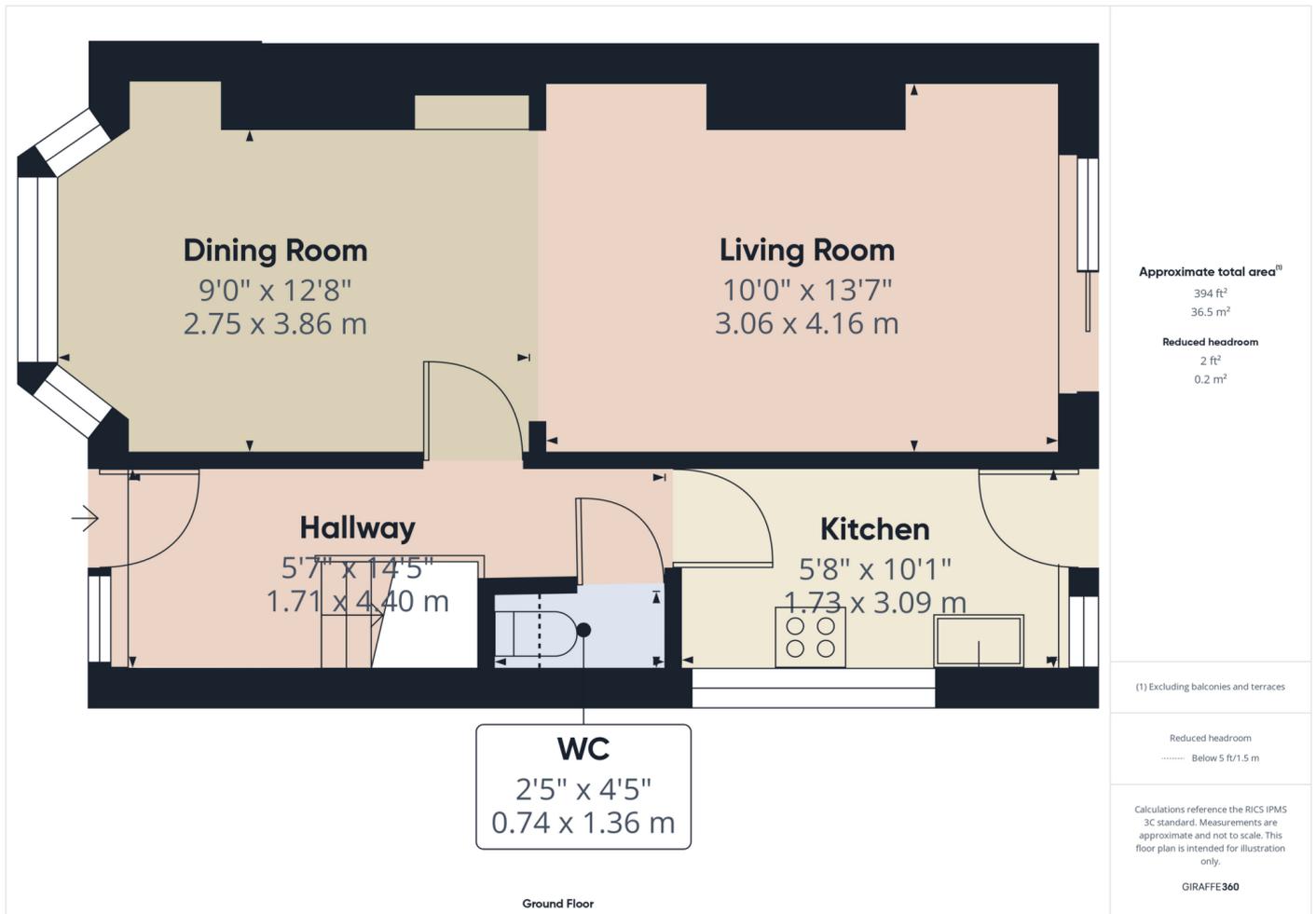


# Gallery Photos

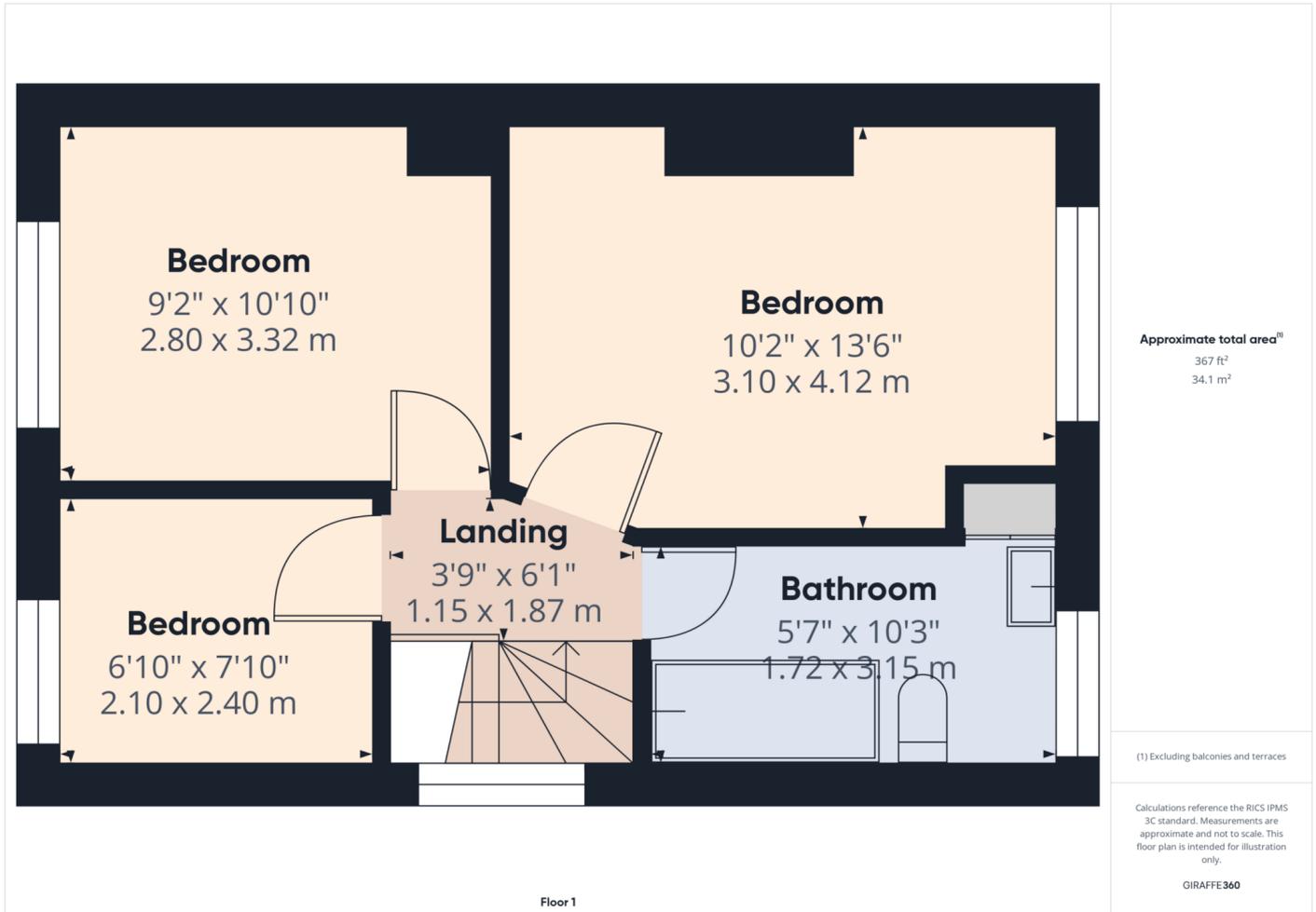




## MAX ROAD, CHADDESSEN, DERBY, DE21



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### 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.



## 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

## 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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