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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th August 2026



CHADDESSEN LANE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Bedroomed Detached Bungalow Set Back From Chaddesden Lane
- > No Upward Chain, Would Benefit From Some Modernisation/Improvement
- > Driveway And Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A two-bedroom detached bungalow situated in the heart of Chaddesden, offered for sale with no upward chain. The property offers excellent potential and would benefit from a programme of modernisation and improvement, making it an ideal opportunity for buyers looking to personalise their home. Externally, the property benefits from a driveway providing off-road parking and a detached garage. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- side reception hallway, through living room, kitchen, sun lounge, two bedrooms and a refitted shower room with a three piece suite. Outside, the property benefits from a front garden, driveway and garage and a paved rear garden with greenhouse.

Room Measurement & Details

Entrance Hall: (8'9" x 2'11") 2.67 x 0.89

Living Room: (9'7" x 16'0") 2.92 x 4.88

Kitchen: (7'8" x 6'9") 2.34 x 2.06

Sun Room: (10'4" x 6'5") 3.15 x 1.96

Bedroom One: (9'9" x 9'3") 2.97 x 2.82

Bedroom Two: (8'8" x 9'3") 2.64 x 2.82

Shower Room: (7'8" x 5'5") 2.34 x 1.65

Outside:

There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off-road parking and leads to a GARAGE 15'6" x 8' with light and power. There is gated access to both side elevations leading in-turn to the rear garden which is mostly paved with a greenhouse.

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:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	495 ft ² / 46 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY41636		

Local Area

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

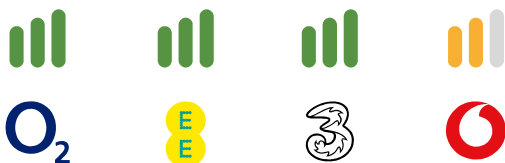
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1800
mb/s	mb/s	mb/s
		

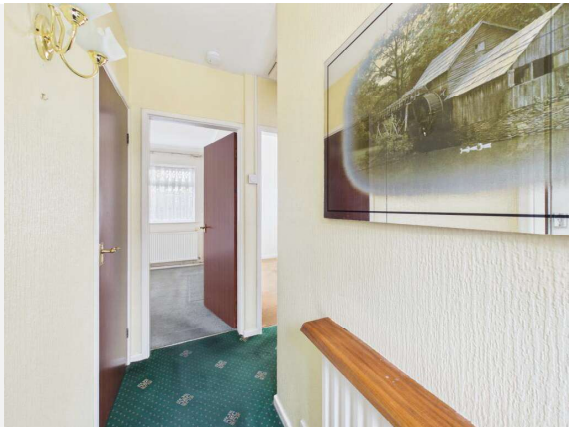
Mobile Coverage:

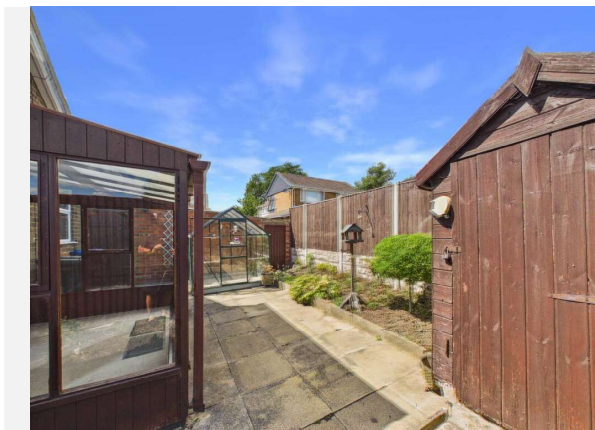
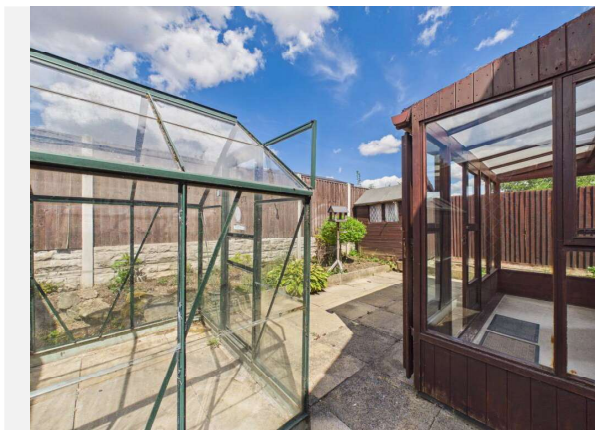
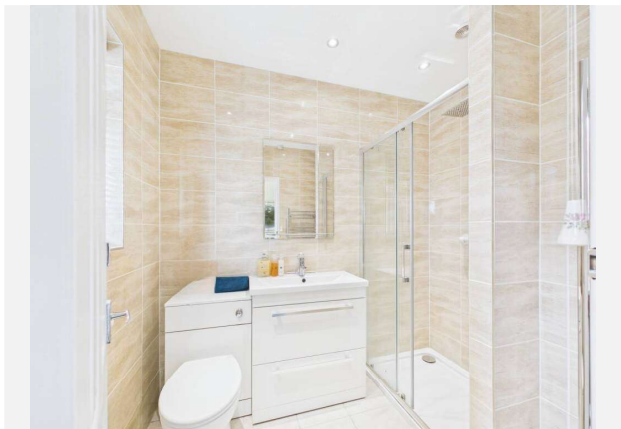
(based on calls indoors)



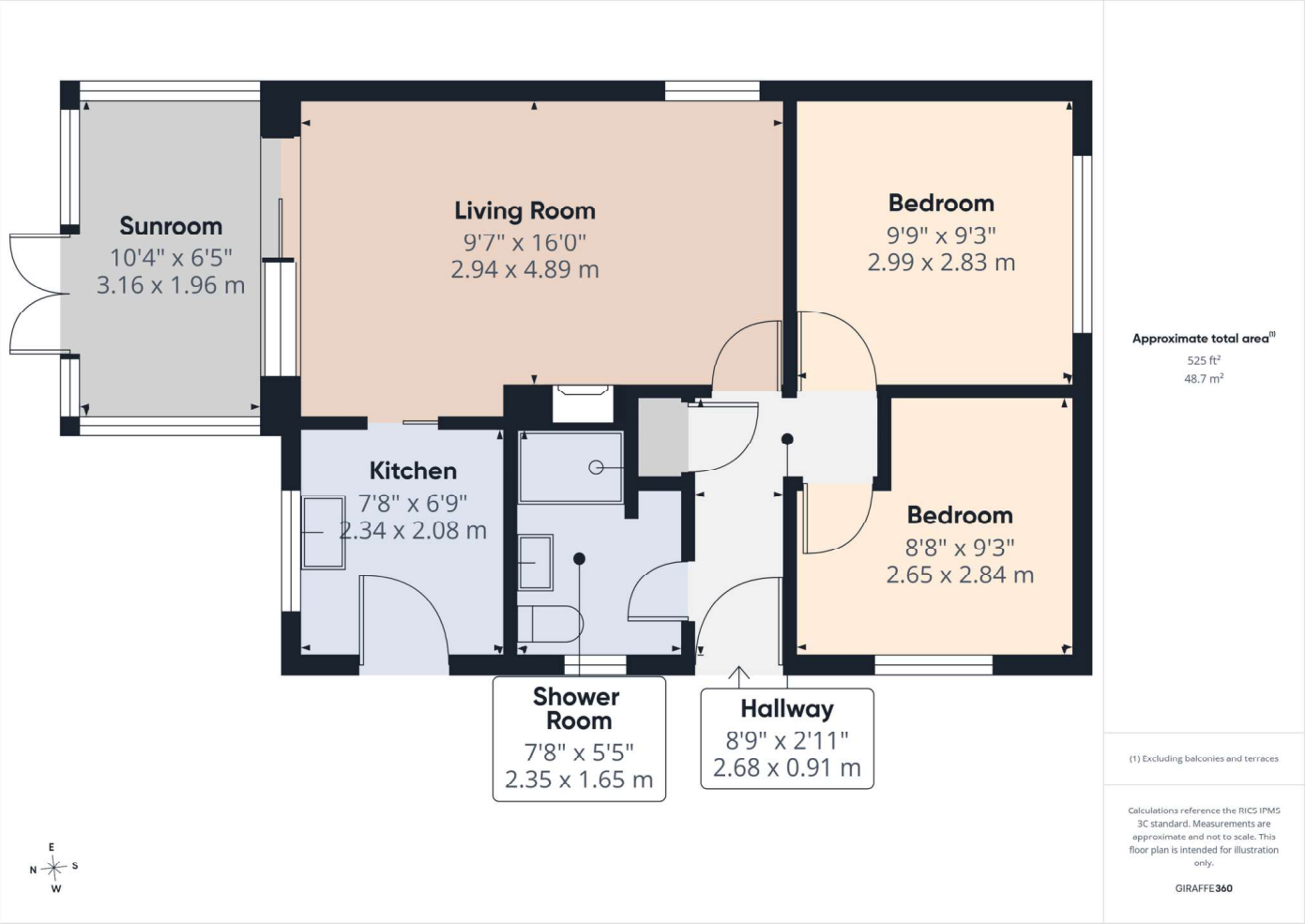
Satellite/Fibre TV Availability:



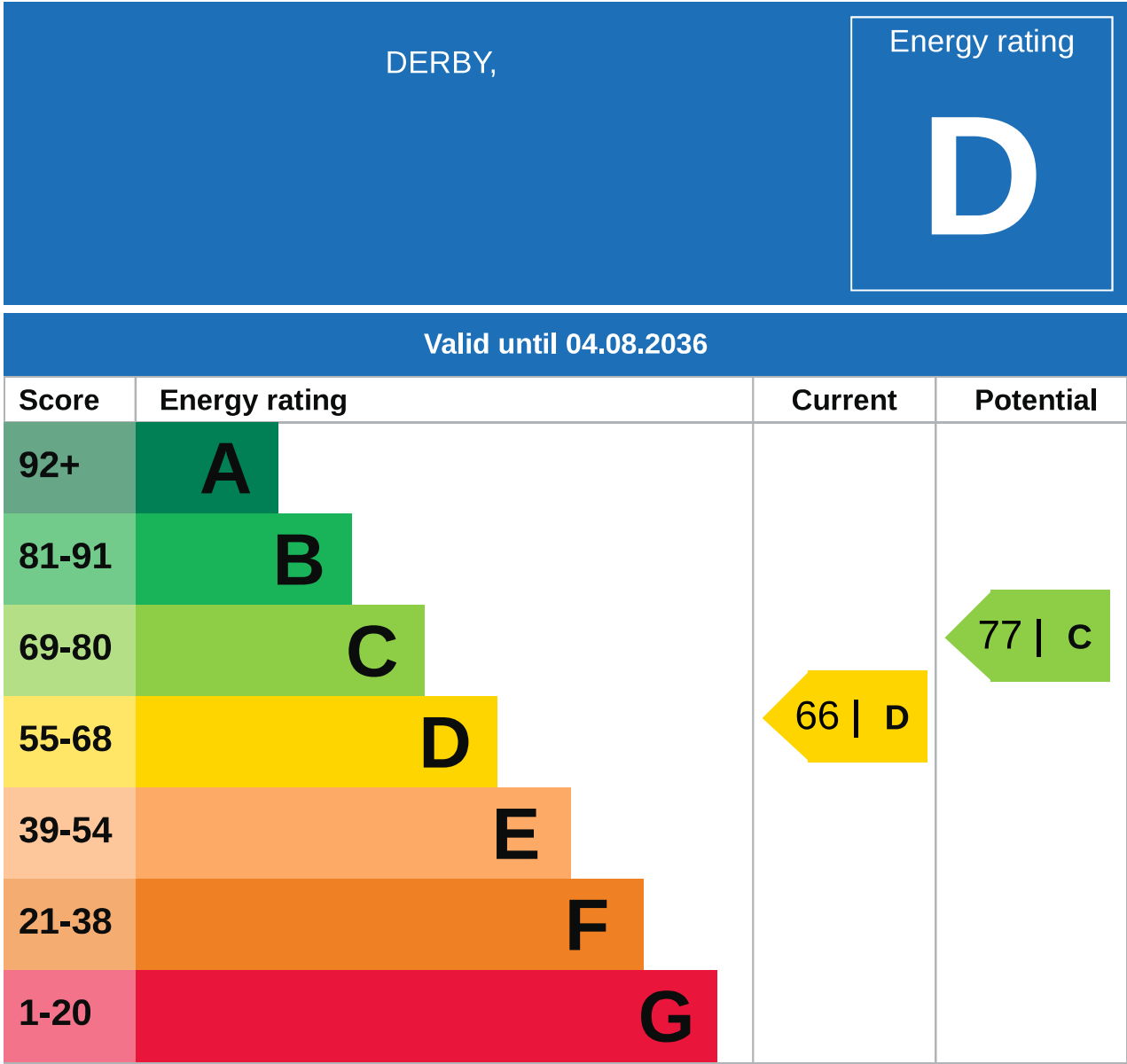




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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	46 m ²



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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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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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