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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd November 2026



ALBEMARLE ROAD, CHADDESDEN, DERBY, DE21

Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

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Introduction
Our Comments

Useful Information:
> Three Bedroom End Of Terraced Property
> Modern Fitted Dining Kitchen And Bathroom
> Early Viewing Recommended
> EPC Rating E, Non Standard Construction
> Council Tax Band A, Freehold

Property Description
Boasting a well presented and modern and stylish interior is the well proportioned, three bedroom end of terraced property located in the highly popular Derby suburb of Chaddesden. Ideal for a first time buyer or growing family the property features UPVC double glazing, gas central heating, an enclosed rear garden and a modern fitted kitchen and bathroom. In brief, the accommodation comprises, Entrance porch, entrance hallway, a spacious lounge with a bay window and an open plan, modern fitted dining kitchen with a storage cupboard and French doors leading out to the rear garden. Found to the first floor are three bedrooms with two of the rooms being good sized doubles, first floor landing and a modern fitted family bathroom. To the front of the property is a lawned front garden with fenced boundaries and a secure gate giving access to the rear. At the rear of the property is an enclosed garden with a small patio area, lawned garden and a decked seating area. Albemarle Road is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details
Entry: (7'7" x 2'10") 2.31 x 0.86
Hallway: (10'6" x 6'8") 3.20 x 2.03
Lounge: (13'10" x 10'2") 4.22 x 3.10
Dining Kitchen: (21'0" x 10'0") 6.40 x 3.05
Landing: (7'9" x 6'4") 2.36 x 1.93
Bedroom One: (14'0" x 8'9") 4.27 x 2.67
Bedroom Two: (11'1" x 10'1") 3.38 x 3.07
Bedroom Three: (9'6" x 7'1") 2.90 x 2.16
Bathroom: (6'4" x 5'4") 1.93 x 1.63
Outside:
To the front of the property is a lawned front garden with fenced boundaries and a secure gate giving access to the rear. At the rear of the property is an enclosed garden with a small patio area, lawned garden and a decked seating area.

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
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	893 ft^2 / 83 m^2		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY269283		

Local Area

Local Authority: Derby

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	44 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***Albemarle Road, Chaddesden, Derby, DE21***

Reference - 19/01494/FUL	
Decision:	Decided
Date:	12th November 2019
Description:	
Erection of one dwelling house (Use Class C3)	

Reference - 19/00185/FUL	
Decision:	Decided
Date:	12th February 2019
Description:	
Erection of a dwelling house (use class C3) and creation of frontage car parking	

Gallery
Photos









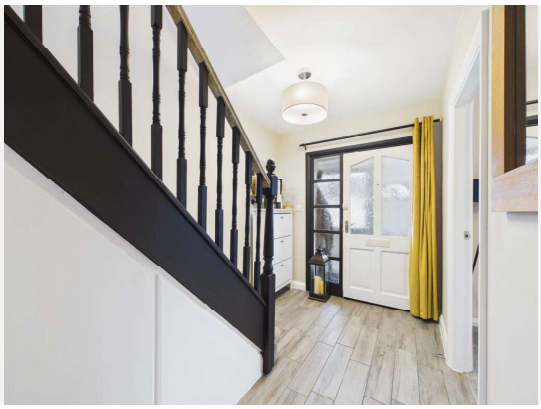


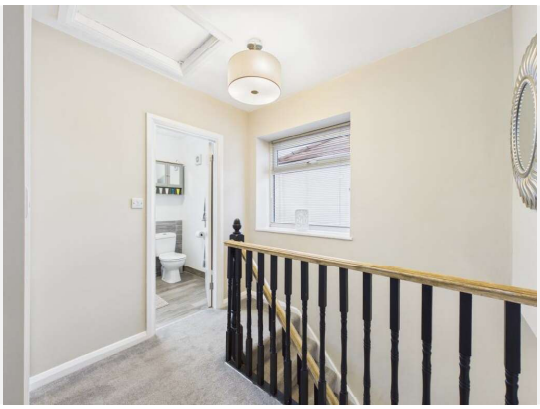






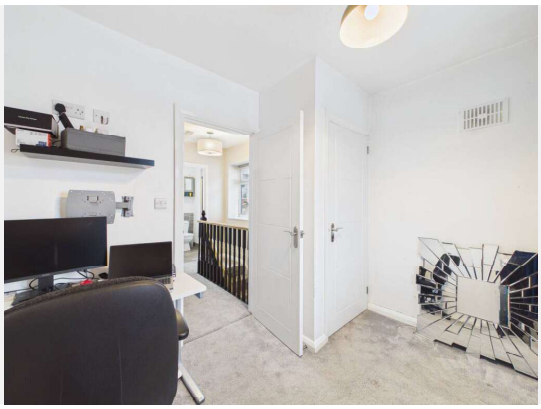
Gallery
Photos

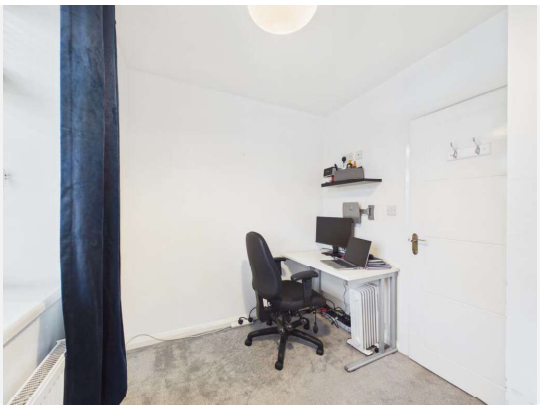
















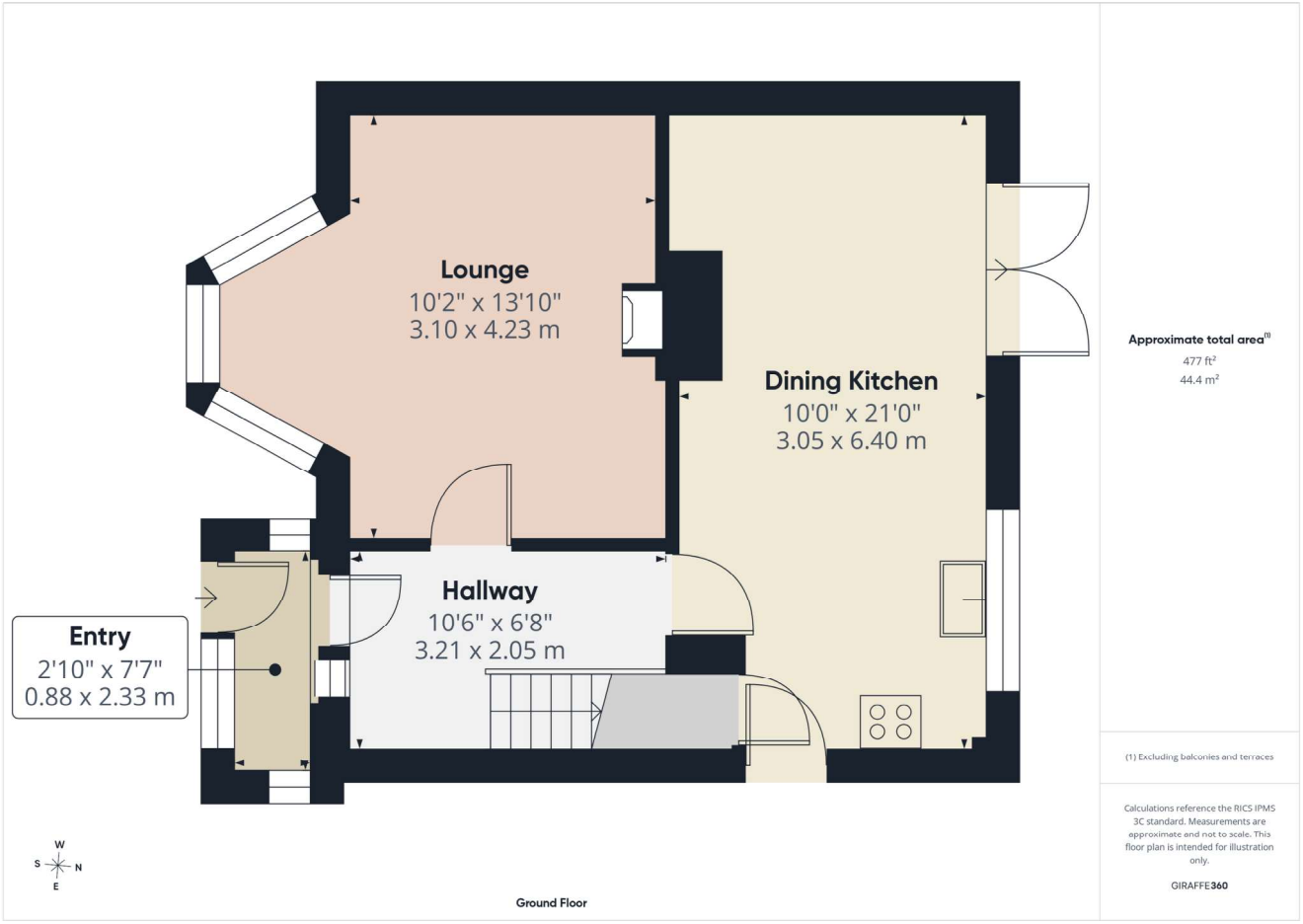
Gallery
Photos





Gallery
Floorplan

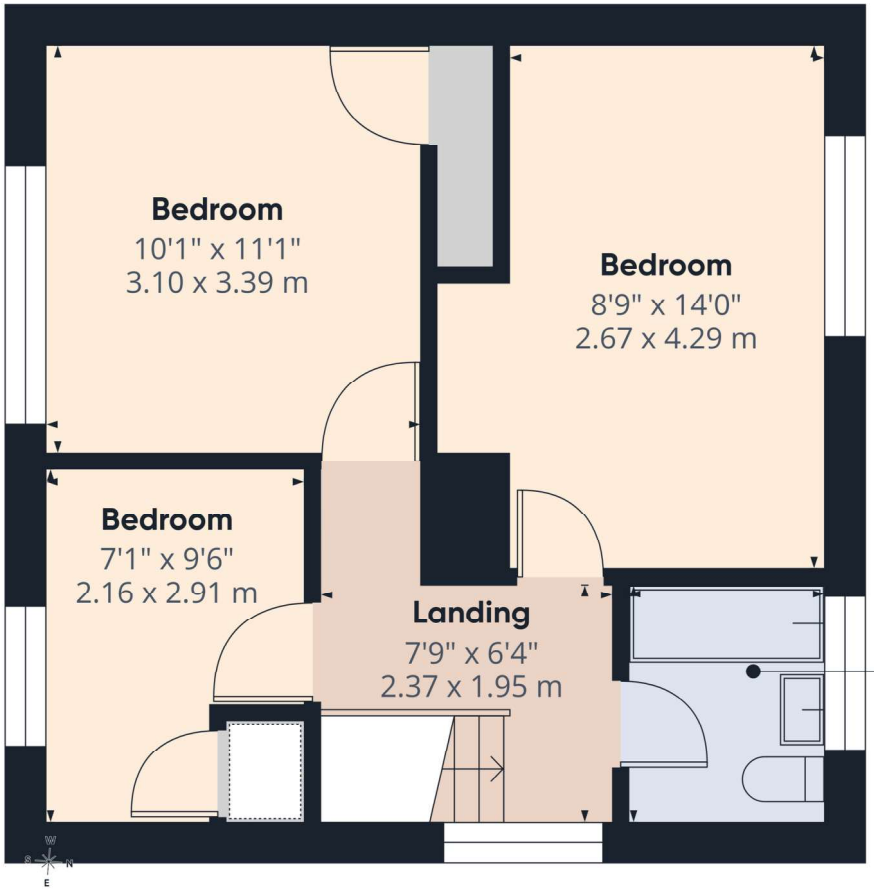
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Gallery
Floorplan

ALBEMARLE ROAD, CHADDESDEN, DERBY, DE21



Floor 1

Approximate total area(1)
392 ft²
36.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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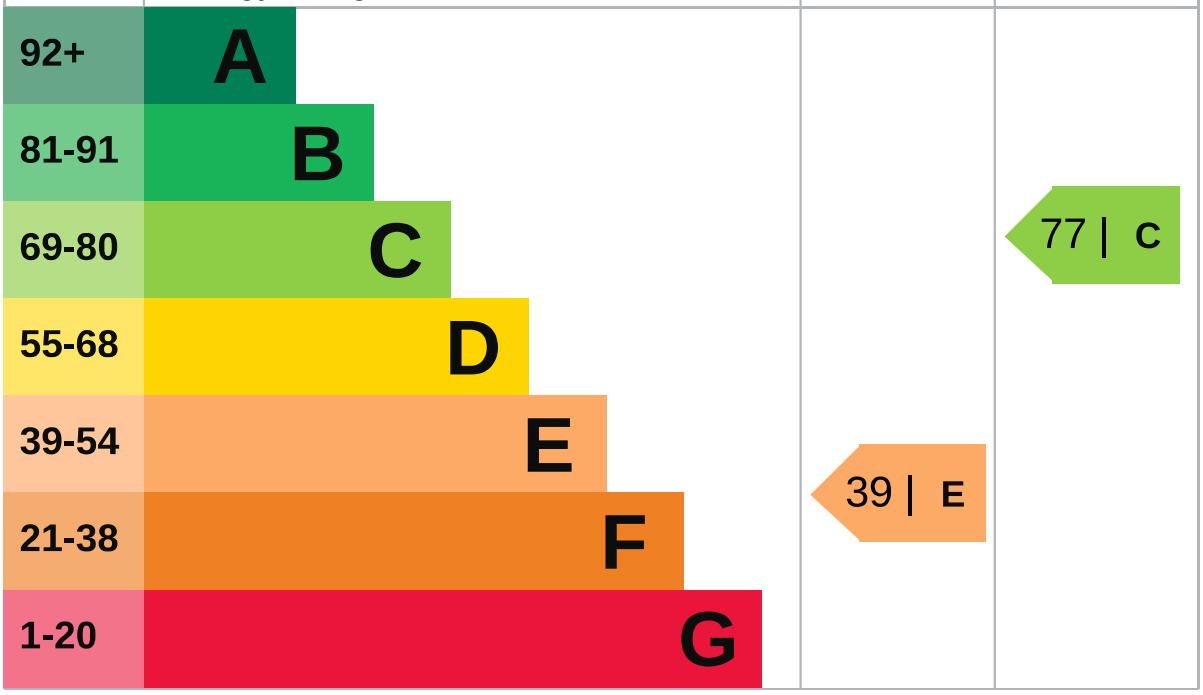
Property
EPC - Certificate

Albemarle Road, Chaddesden, DE21

Energy rating

E

Valid until 26.04.2028



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 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

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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.

Hannells
Testimonials

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

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