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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



WOOD ROAD, CHADDESDEN, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Deceptively Spacious Three Bedroomed Home
> Ideal First Time Home, Viewing Recommended
> Off-Road Parking And Mature Rear Garden
> EPC Rating D, Wimpey No Fines Construction
> Council Tax Band A, Freehold

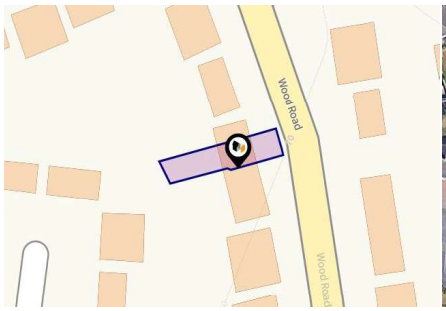
Property Description
A well-proportioned three-bedroom mid-terraced property, ideally suited to first-time buyers and conveniently situated in a popular residential location, close to a range of local amenities. The accommodation briefly comprises a spacious entrance porch leading to an inner lobby, a bay-fronted lounge, breakfast kitchen and conservatory. Externally, the property benefits from a driveway providing off-road parking, along with a mature rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, inner lobby, bay-fronted lounge, dining kitchen and conservatory. To the first floor the landing provides access to the first floor landing with access to three bedrooms and bathroom with a three piece suite. Outside, there is off-road parking to the front elevation and there is an enclosed and mature rear garden. Wood Road is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 Motorway, A50 and Nottingham East Midlands airport. Viewing is recommended.

Room Measurement & Details
Hallway: (8'7" x 3'0") 2.62 x 0.91
Lounge: (14'8" x 11'4") 4.47 x 3.45
Breakfast Kitchen: (15'1" x 9'5") 4.60 x 2.87
Conservatory: (10'2" x 7'8") 3.10 x 2.34
Landing: (8'5" x 7'6") 2.57 x 2.29
Bedroom: (14'0" x 9'4") 4.27 x 2.84
Bedroom: (11'1" x 9'9") 3.38 x 2.97
Bedroom: (7'3" x 6'10") 2.21 x 2.08
Bathroom: (7'5" x 5'3") 2.26 x 1.60
Outside:
There is a driveway to the front elevation providing off road parking. There is a shared entry to the side elevation leading in-turn to an enclosed and mature rear garden having a paved patio and lawned area, mature shrubs and further patio towards to head of the garden. Attached outhouse with cold water tap.

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:	871 ft^2 / 81 m^2		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY198641		

Local Area

Local Authority: Derby city

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s

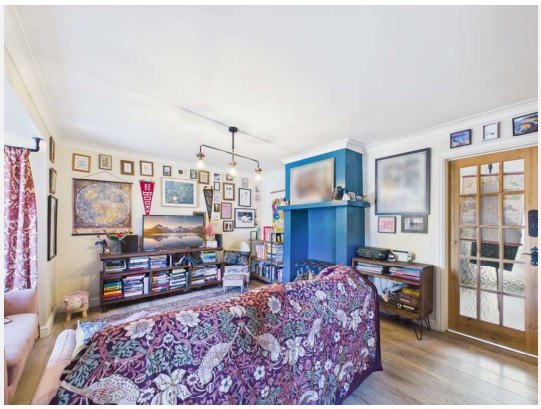
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos





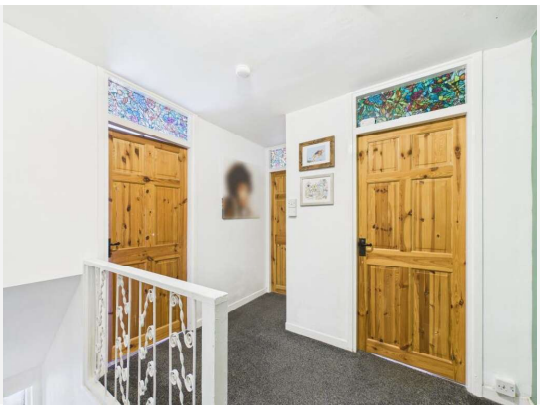












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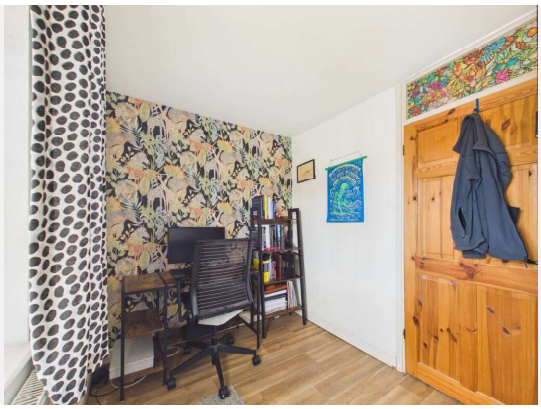
Gallery
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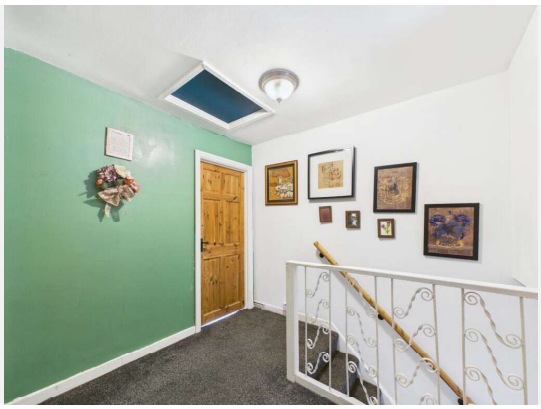














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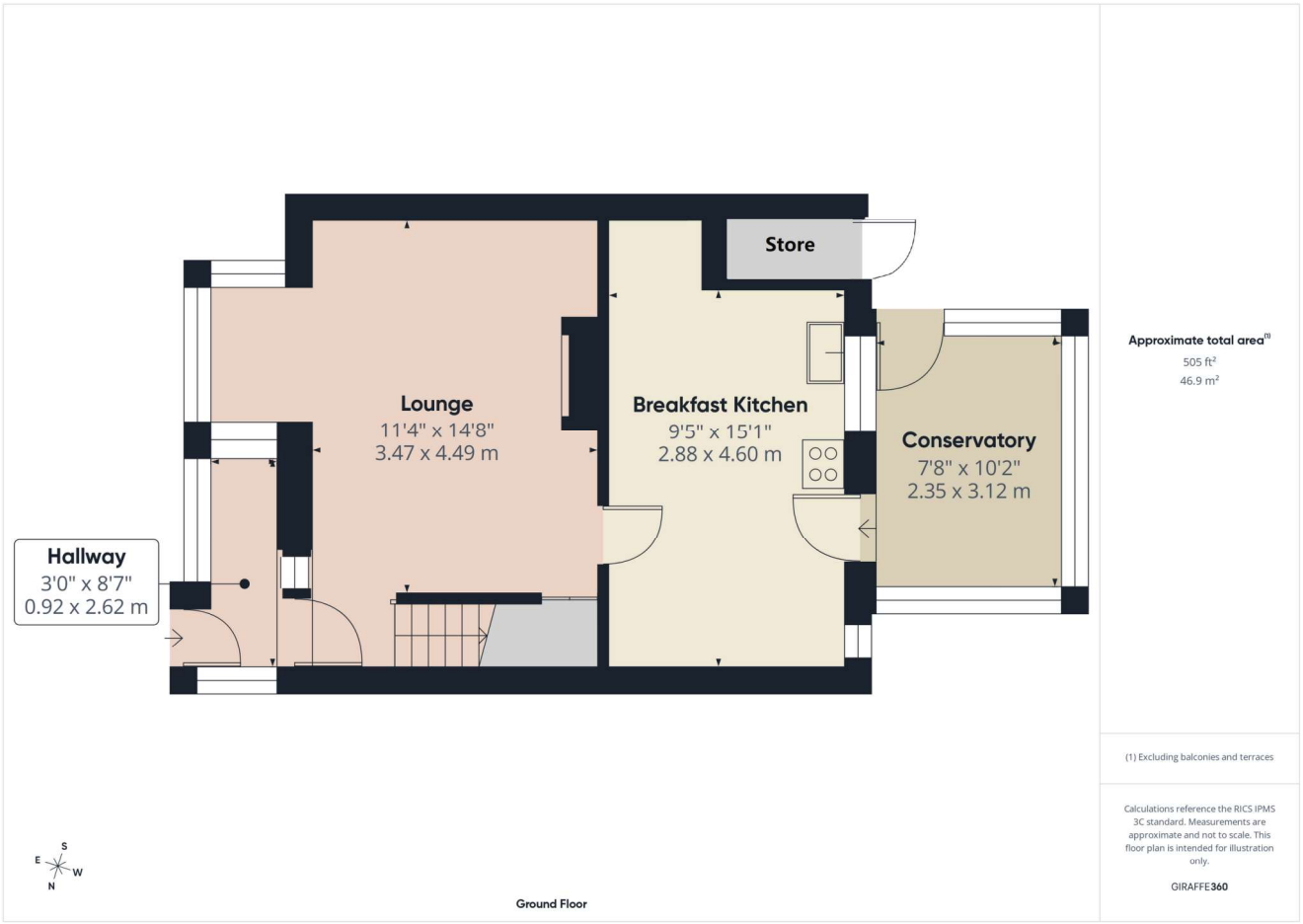
Gallery
Photos





Gallery
Floorplan

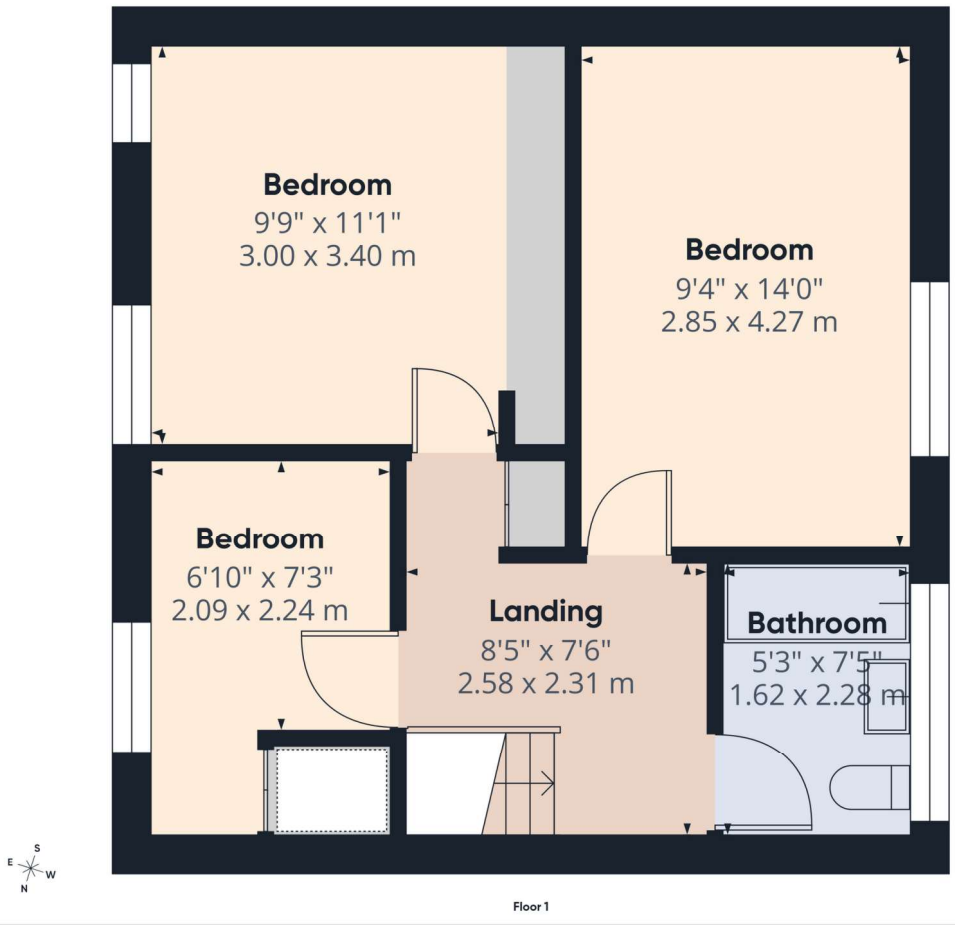
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Gallery
Floorplan

WOOD ROAD, CHADDESDEN, DERBY, DE21



Floor 1

Approximate total area(1)
430 ft²
40.1 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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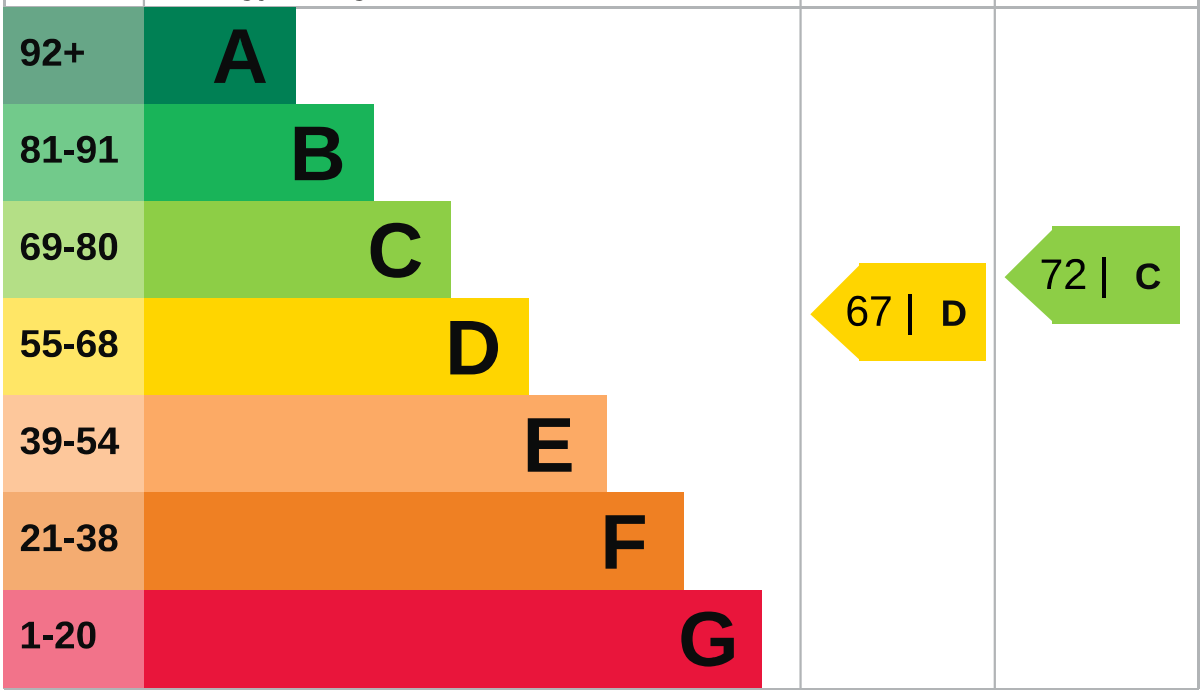
Property
EPC - Certificate

Chaddesden, DERBY,

Energy rating

D

Valid until 28.10.2036



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Property

EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	81 m^2

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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.

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
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