

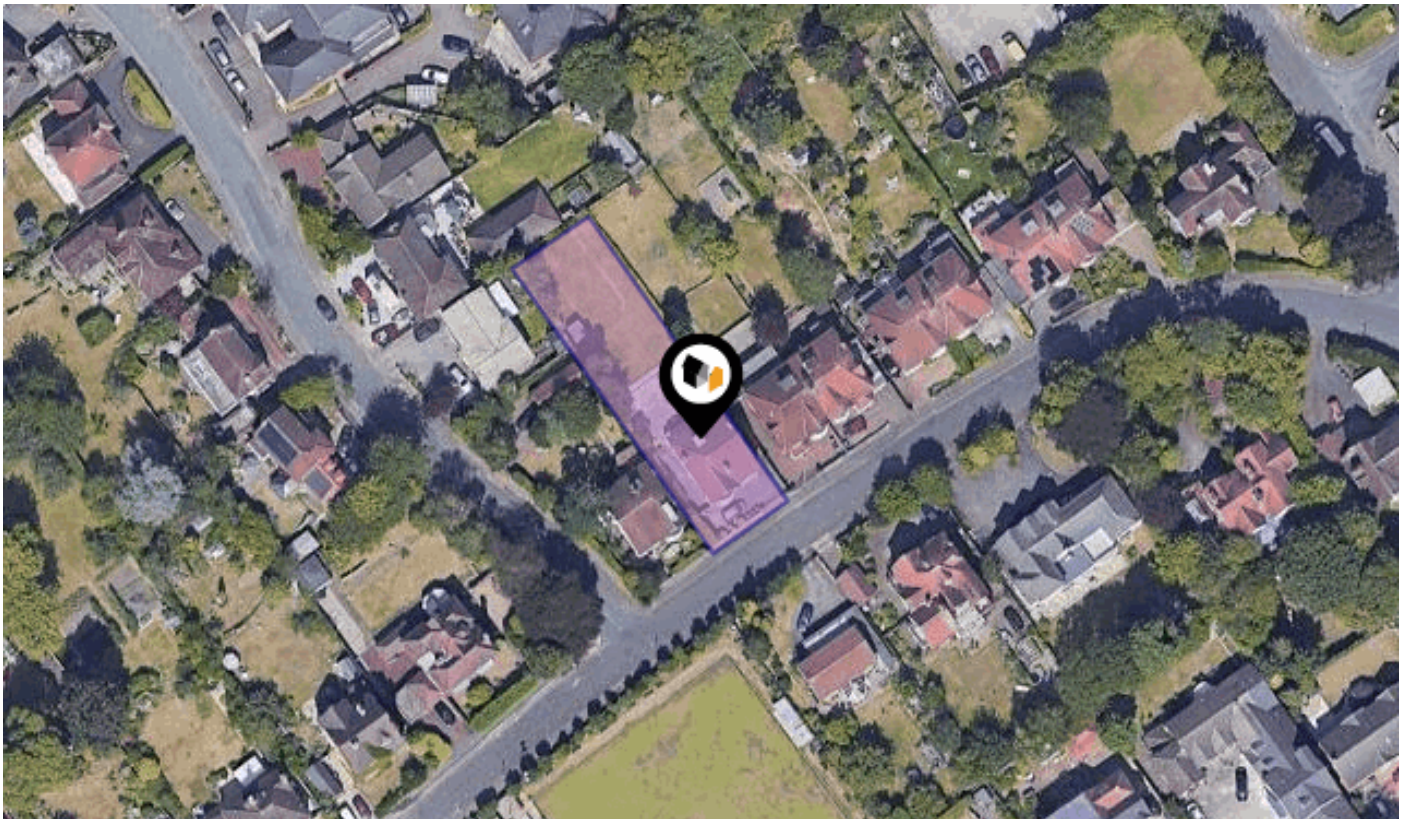


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th March 2024



FARLEY ROAD, DERBY, DE23

Martin & Co Derby and Coalville

Derby and Coalville
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Property

Type:	Detached	Last Sold £/ft²:	£167
Bedrooms:	7	Tenure:	Freehold
Floor Area:	2,551 ft ² / 237 m ²		
Plot Area:	0.21 acres		
Year Built :	1976-1982		
Council Tax :	Band G		
Annual Estimate:	£3,184		
Title Number:	DY157326		
UPRN:	100030313342		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

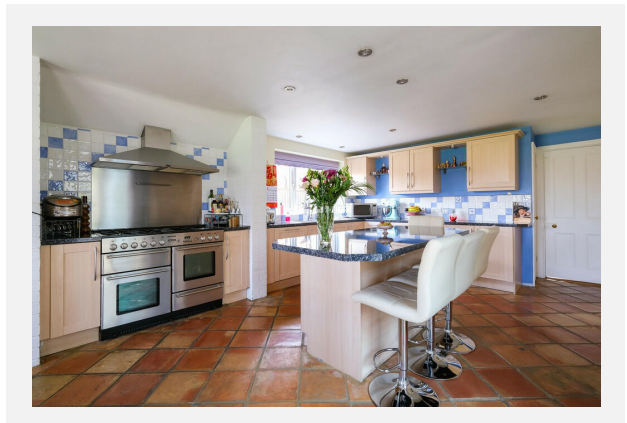
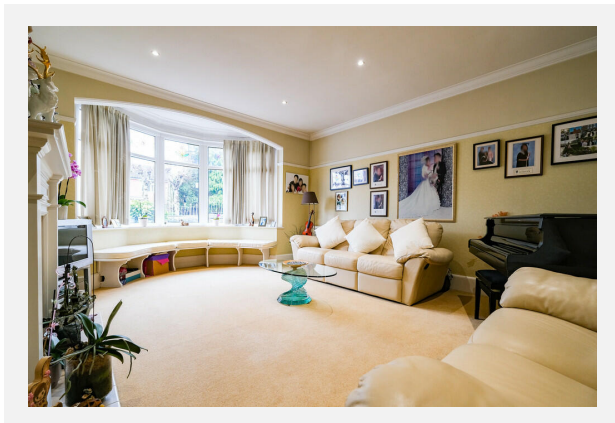
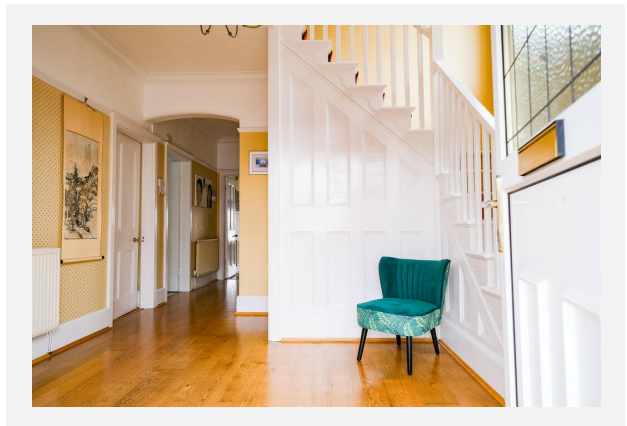
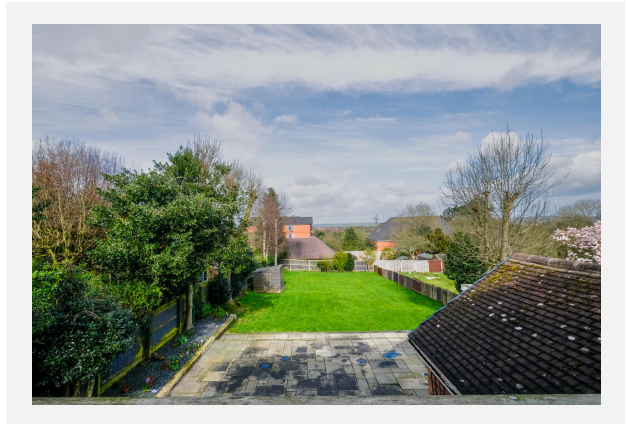
7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

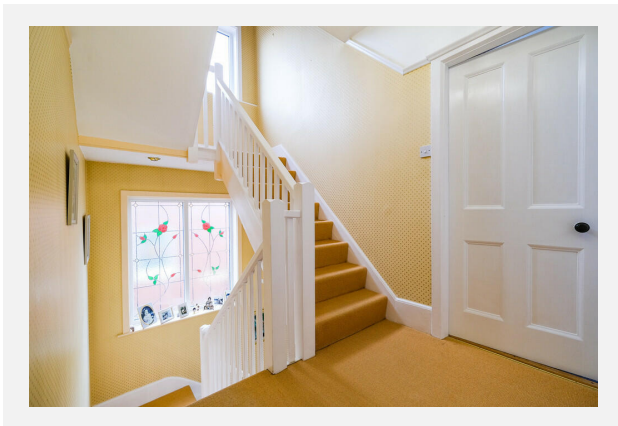
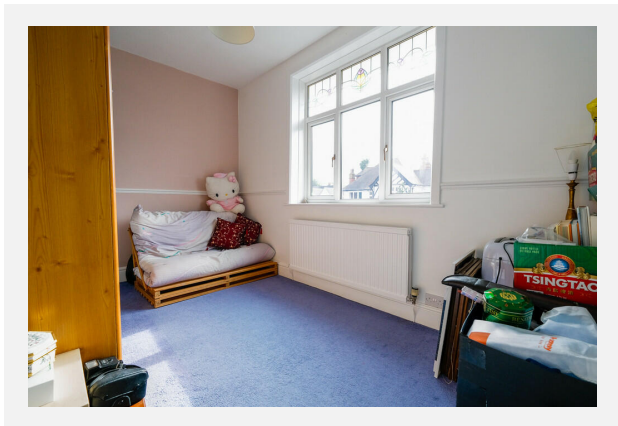
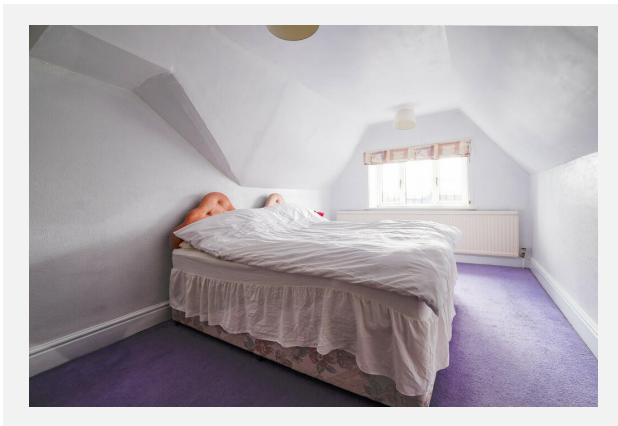
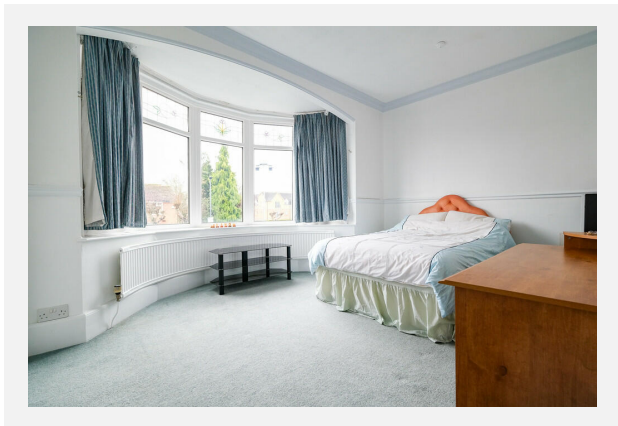
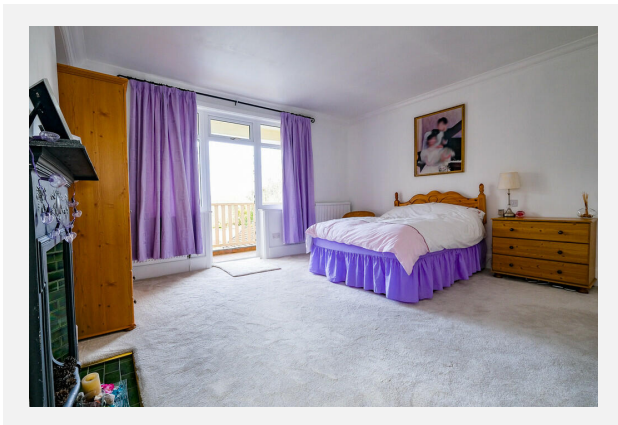
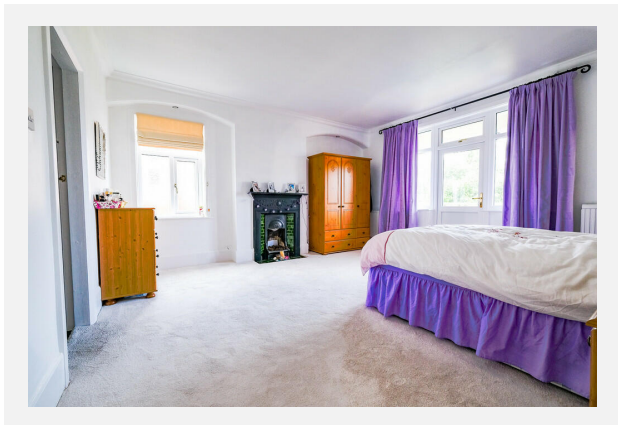


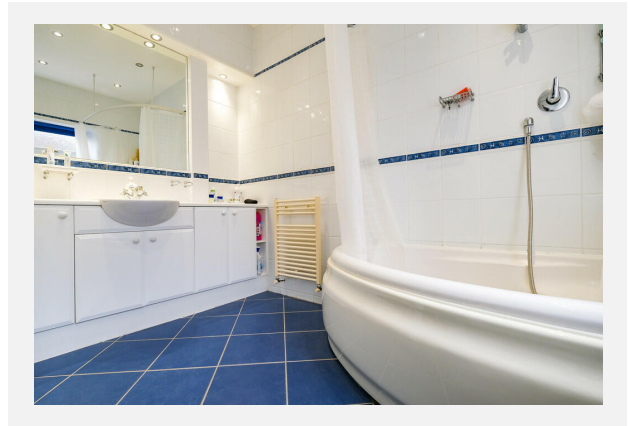
Satellite/Fibre TV Availability:



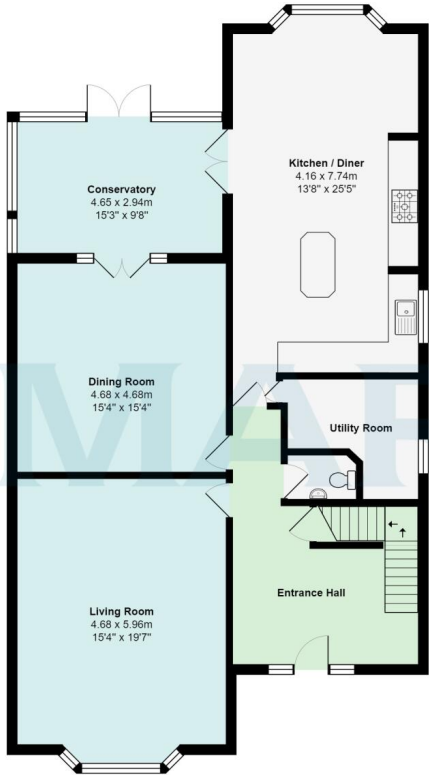




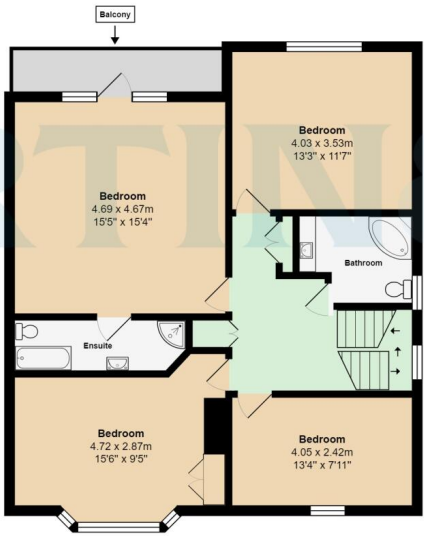




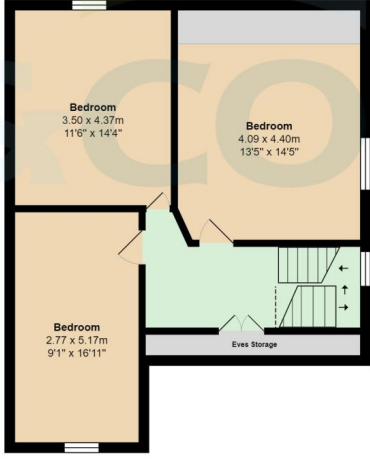
FARLEY ROAD, DERBY, DE23



Ground Floor



First Floor



Second Floor

DE23

Energy rating

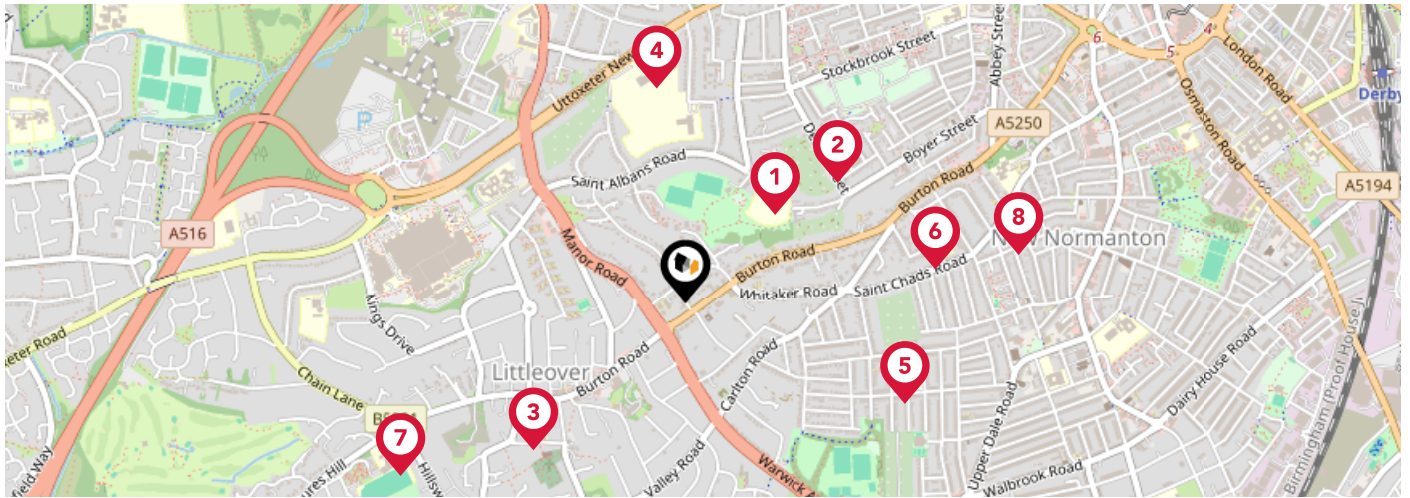
C

Valid until 14.09.2031

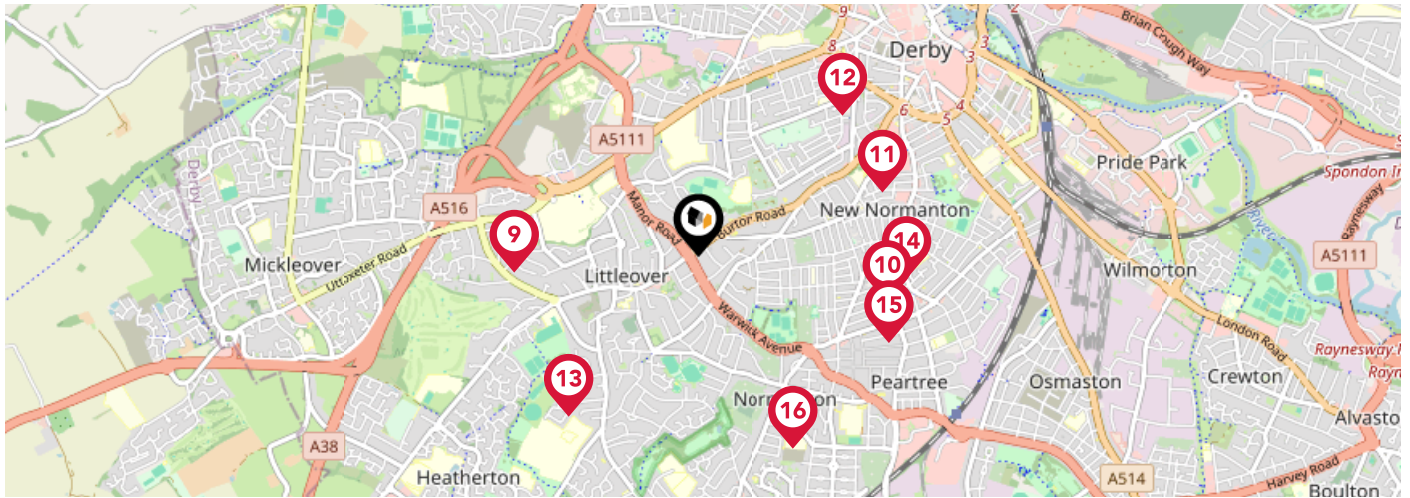
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

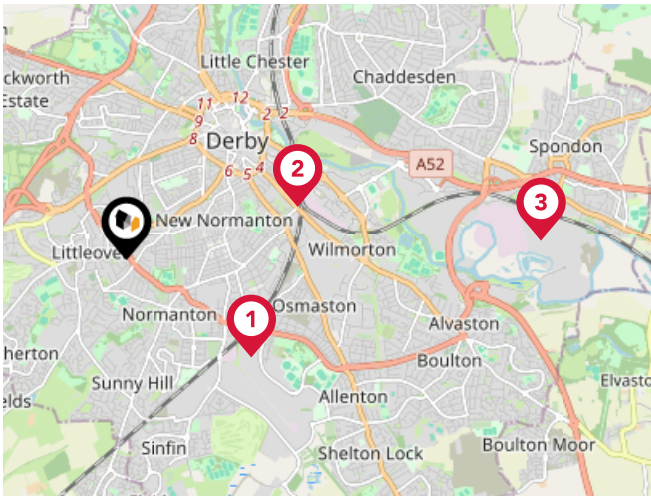
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	3
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 96% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	237 m ²



		Nursery	Primary	Secondary	College	Private
	Bishop Lonsdale Church of England Primary School and Nursery Ofsted Rating: Good Pupils: 243 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Firs Primary School Ofsted Rating: Good Pupils: 376 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Church of England Aided Junior School Ofsted Rating: Inadequate Pupils:0 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bemrose School Ofsted Rating: Good Pupils: 1115 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dale Community Primary School Ofsted Rating: Good Pupils: 544 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stonehill Nursery School Ofsted Rating: Good Pupils: 91 Distance:0.56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby High School Ofsted Rating: Not Rated Pupils: 533 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Derby St Chad's CofE Nursery and Infant School Ofsted Rating: Requires Improvement Pupils: 122 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

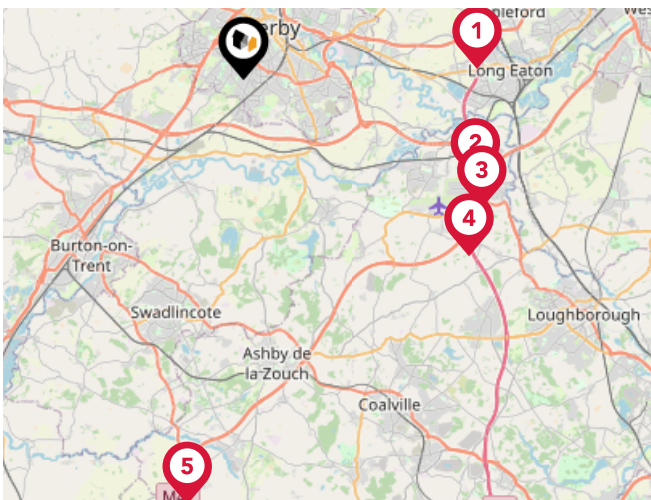


		Nursery	Primary	Secondary	College	Private
	Wren Park Primary School Ofsted Rating: Outstanding Pupils: 388 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardwick Primary School Ofsted Rating: Outstanding Pupils: 593 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 381 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Becket Primary School Ofsted Rating: Good Pupils: 239 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carlyle Infant and Nursery Academy Ofsted Rating: Good Pupils: 206 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arboretum Primary School Ofsted Rating: Good Pupils: 629 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walbrook Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:0.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Akaal Primary School Ofsted Rating: Requires Improvement Pupils: 152 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



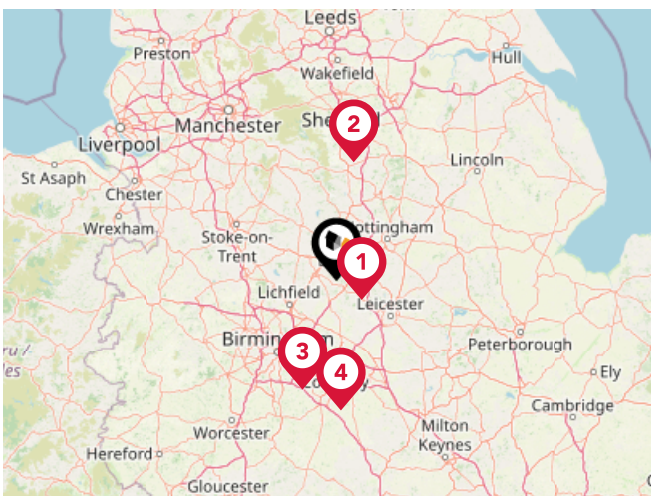
National Rail Stations

Pin	Name	Distance
	Peartree Rail Station	1.43 miles
	Derby Rail Station	1.6 miles
	Spondon Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M1 J25	8.37 miles
	M1 J24A	9.06 miles
	M1 J24	9.68 miles
	M1 J23A	10.29 miles
	M42 J11	15.38 miles

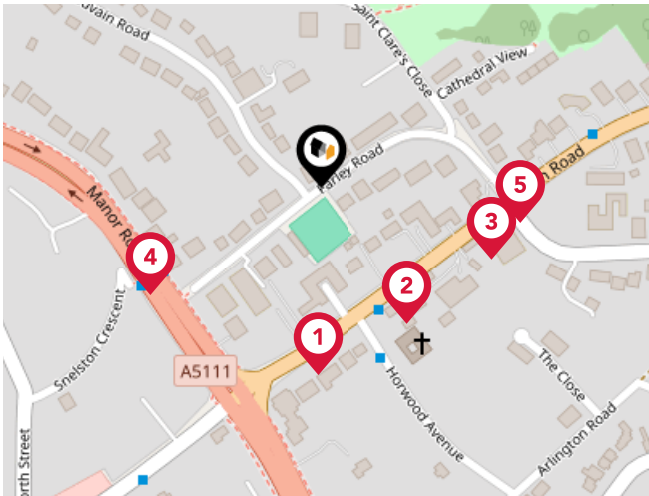


Airports/Helipads

Pin	Name	Distance
	East Midlands Airport	9.13 miles
	Sheffield City Airport	33.95 miles
	Birmingham International Airport	33.05 miles
	Coventry Airport	37.5 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Horwood Avenue	0.1 miles
2	Horwood Avenue	0.09 miles
3	Farley Road	0.1 miles
4	Snelston Crescent	0.11 miles
5	Farley Road	0.11 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.44 miles
2	Idridgehay (Ecclesbourne Valley Railway)	9.19 miles



Martin & Co Derby and Coalville

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Find the best potential mortgage deals for you. Our mortgage calculator will show you the rates and products that you are eligible for in just 60 seconds and it won't affect your credit score. In partnership with Embrace Financial Services.

For too long, getting a mortgage has been harder, more expensive, and more time consuming than it needs to be - and you couldn't be sure you were getting the best deal for you. We're doing things differently.

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Martin & Co Derby and Coalville

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