

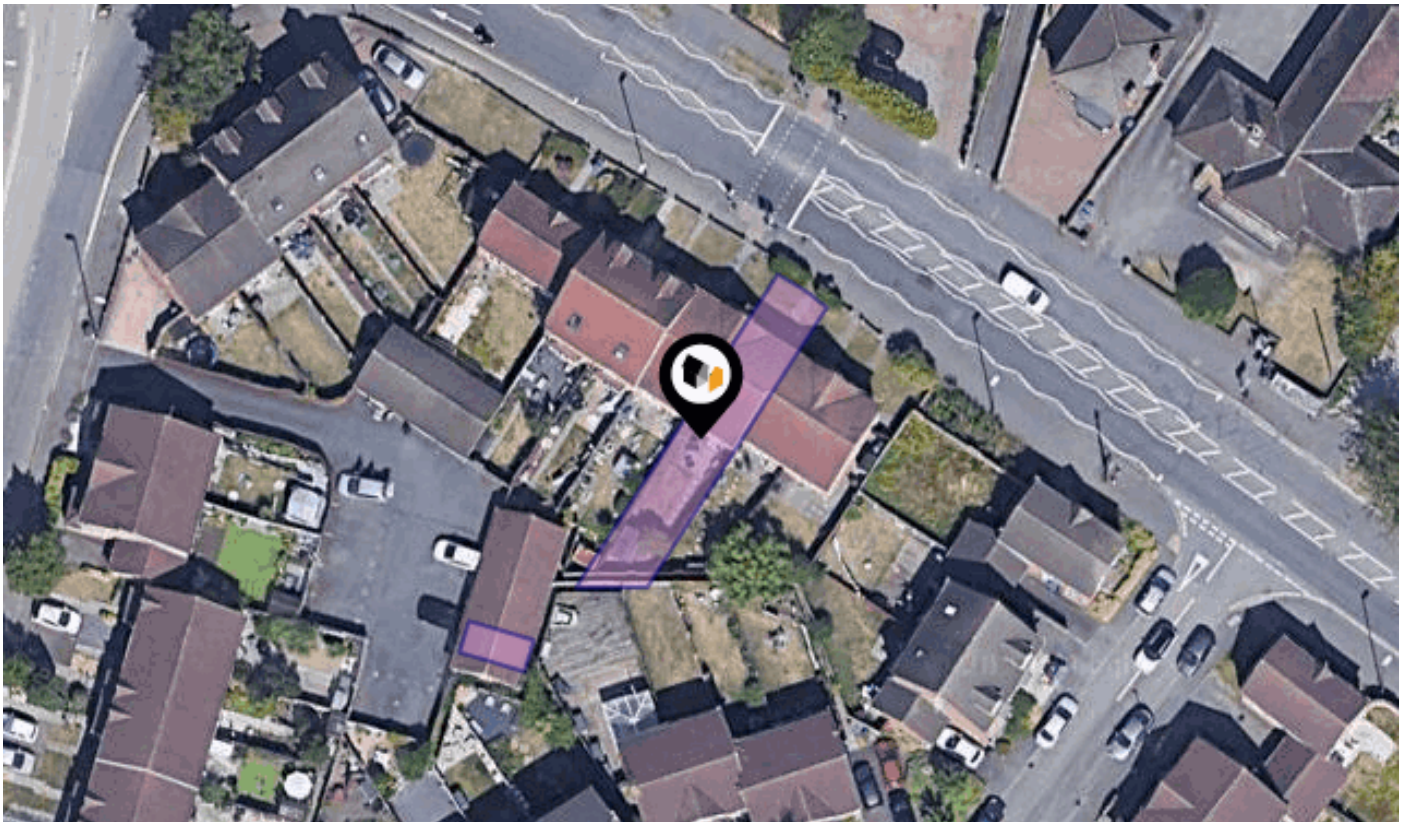


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th February 2024



NOTTINGHAM ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > ** MODERN MID TOWN HOUSE WITH GARAGE AND PARKING TO THE REAR **
- > Three Bedrooms (Master With En-Suite)
- > Fitted Dining Kitchen
- > EPC Rating C, Brick Construction
- > Council Tax Band C, Freehold

Property Description

A well-presented three bedroomed mid town house occupying a popular location close to major road links. The property benefits from a en-suite to the master bedroom, brick garage and parking to the rear elevation. Having gas fired central heating and UPVC double glazing, the accommodation briefly comprises:- reception hallway, cloakroom/WC, lounge and fitted dining kitchen with French doors to the rear garden. To the first the landing provides access to three bedrooms, master bedroom having an en-suite shower room and family bathroom. Outside, there is a small garden to the front elevation, rear garden, brick garage and off-road parking. Nottingham Road is well situated for Spondon village and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway:

Cloakroom/WC:

Lounge: (17'7" x 14'6") 5.36 x 4.42

Fitted Dining Kitchen: (14'6" x 9'0") 4.42 x 2.74

First Floor Landing:

Master Bedroom: (11'3" x 8'5") 3.43 x 2.57

Refitted En-Suite Shower Room: (4'8" x 4'5") 1.42 x 1.35

Bedroom Two: (10'6" x 8'11") 3.20 x 2.72

Bedroom Three: (8'8" x 5'8") 2.64 x 1.73

White Bathroom: (6'1" x 5'5") 1.85 x 1.65

Outside:

There is a small garden area to the front elevation being laid mainly to lawn. There is a lawned garden area to the rear. There is the benefit of a brick built garage and parking space to the rear of the property.



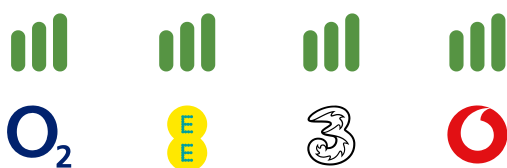
Property

Type:	Terraced	Last Sold £/ft²:	£241
Bedrooms:	3	Tenure:	Freehold
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.04 acres		
Year Built :	2002		
Council Tax :	Band C		
Annual Estimate:	£1,698		
Title Number:	DY349905		
UPRN:	10010669807		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	20	80	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very Low			
• Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

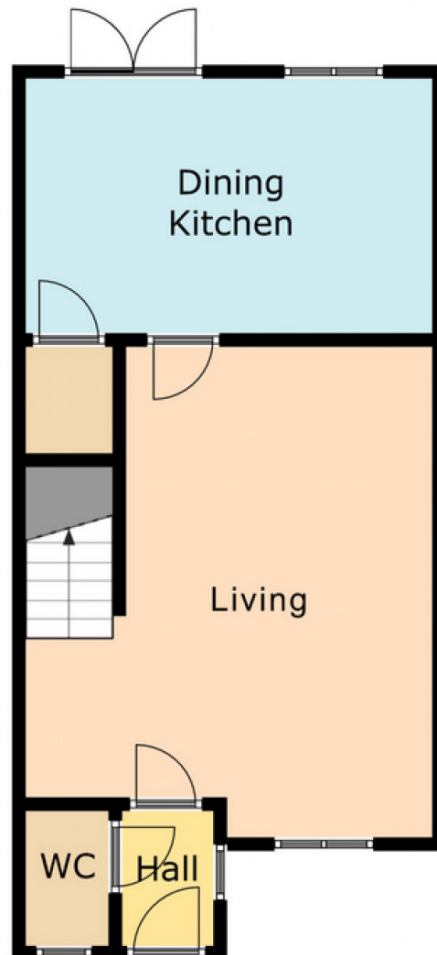


Gallery Photos

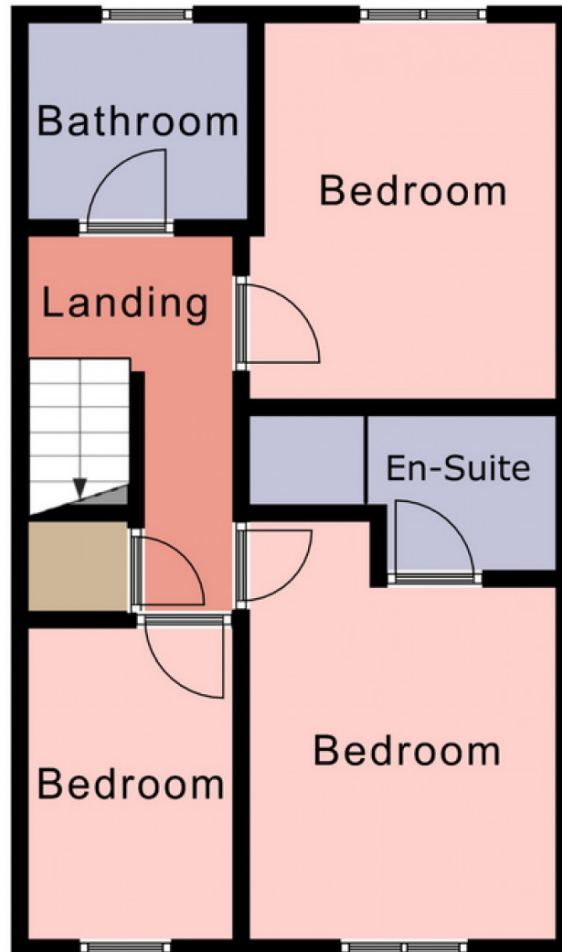




NOTTINGHAM ROAD, SPONDON, DERBY, DE21



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Property EPC - Certificate



DERBY, DE21

Energy rating

C

Valid until 03.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

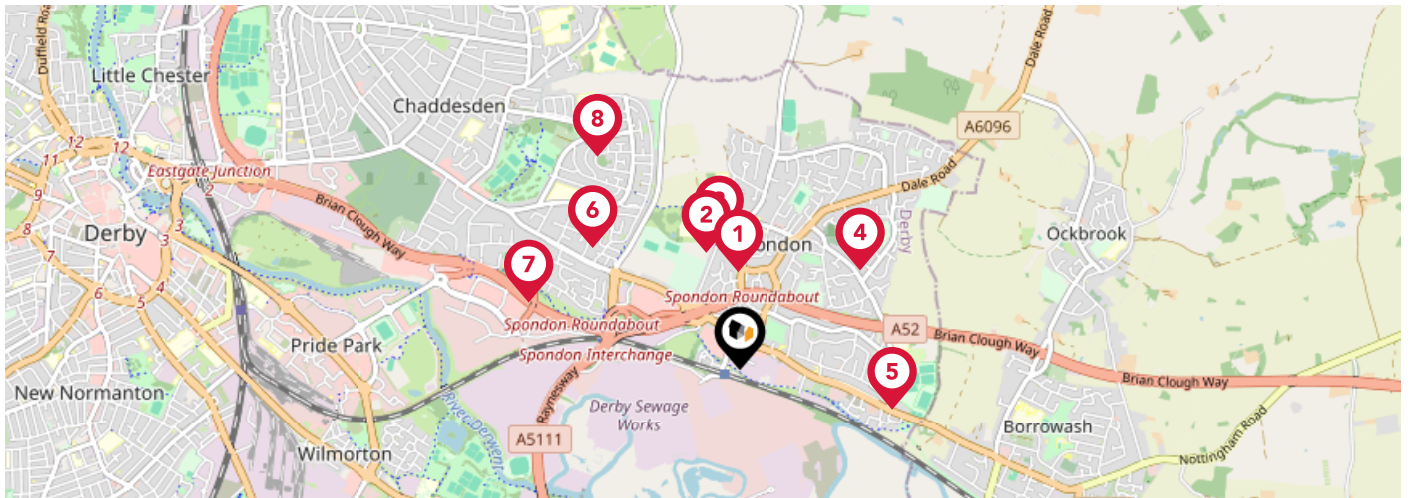
Property

EPC - Additional Data

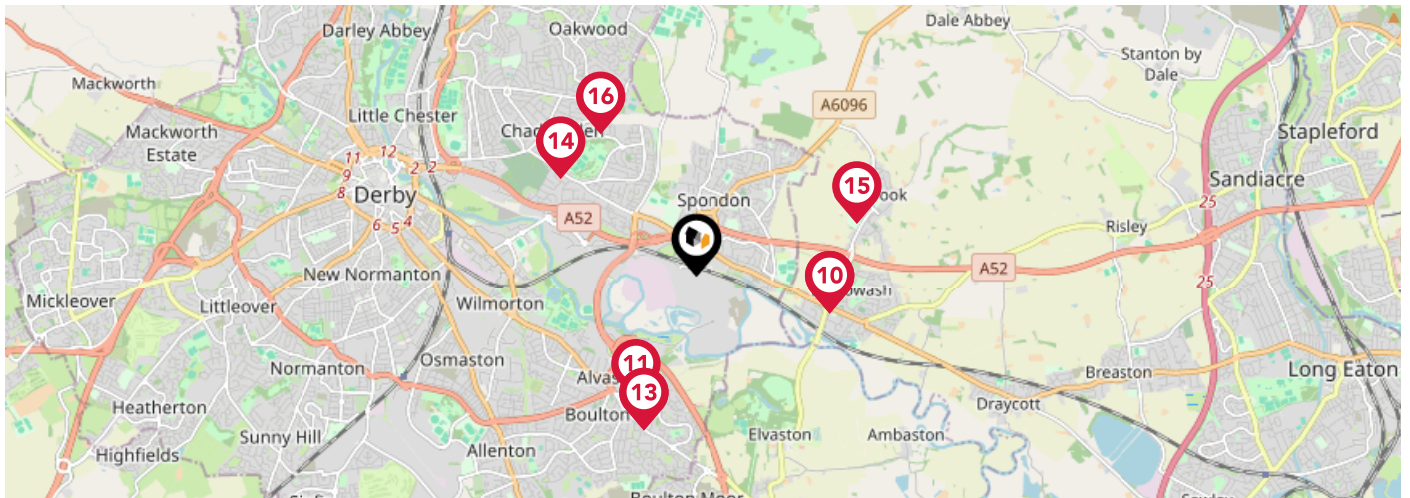


Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	75 m ²

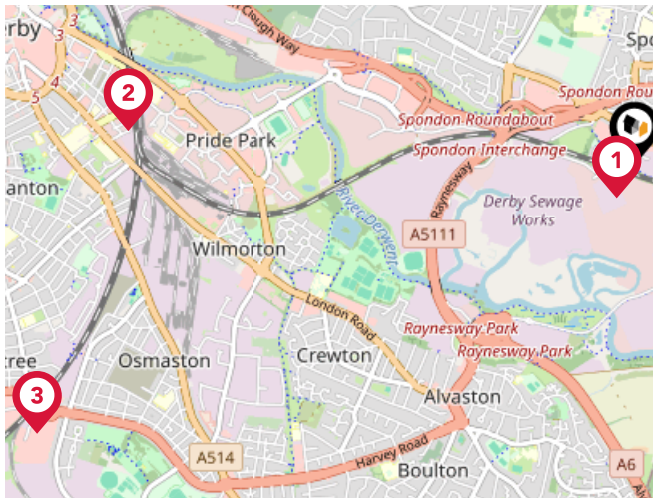


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



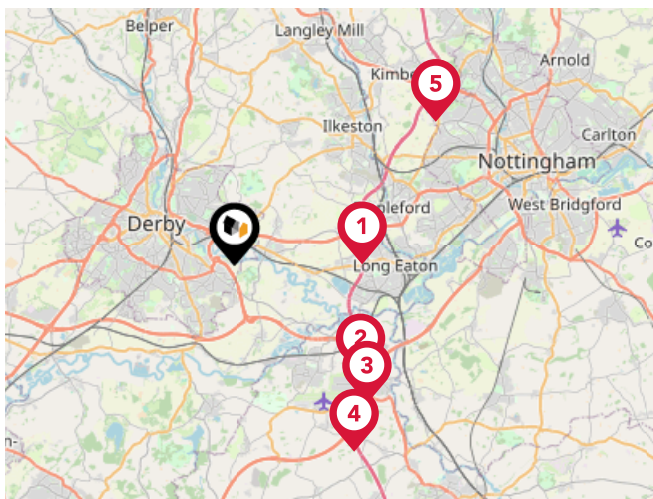
	Nursery	Primary	Secondary	College	Private
<p>9 Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



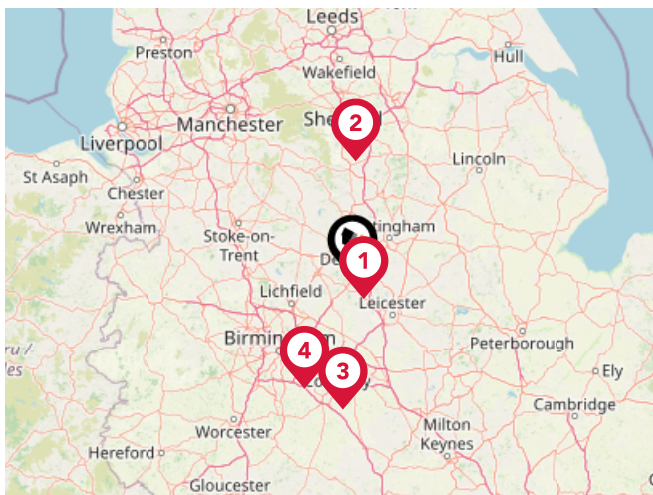
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.17 miles
2	Derby Rail Station	2.26 miles
3	Peartree Rail Station	2.93 miles



Trunk Roads/Motorways

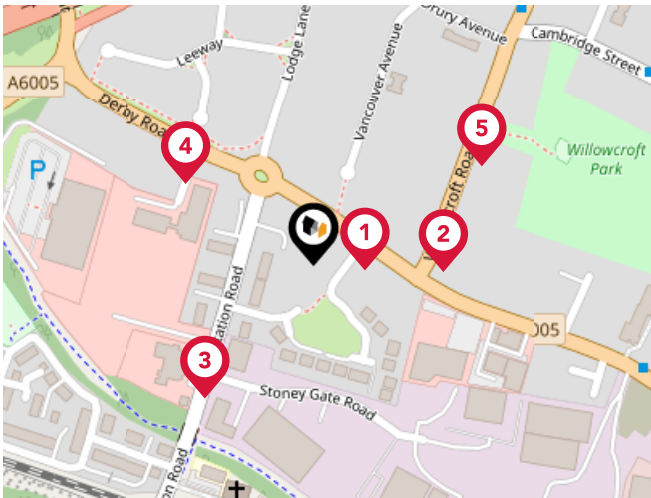
Pin	Name	Distance
1	M1 J25	4.57 miles
2	M1 J24A	5.99 miles
3	M1 J24	6.82 miles
4	M1 J23A	7.94 miles
5	M1 J26	8.88 miles



Airports/Helipads

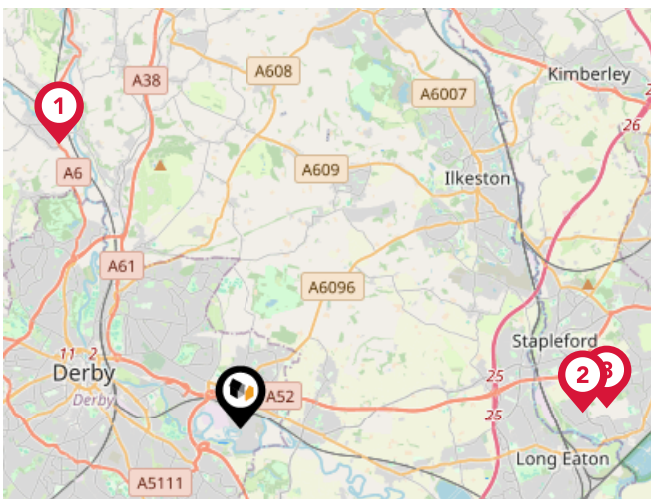
Pin	Name	Distance
1	East Midlands Airport	6.9 miles
2	Sheffield City Airport	33.3 miles
3	Coventry Airport	37.91 miles
4	Birmingham International Airport	34.65 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lodge Lane	0.03 miles
2	Willowcroft Road	0.07 miles
3	The Moon	0.1 miles
4	Lodge Lane	0.09 miles
5	Willowcroft Road	0.11 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.02 miles
2	Toton Lane Tram Stop	6.13 miles
3	Inham Road Tram Stop	6.59 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

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.

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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, 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

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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