

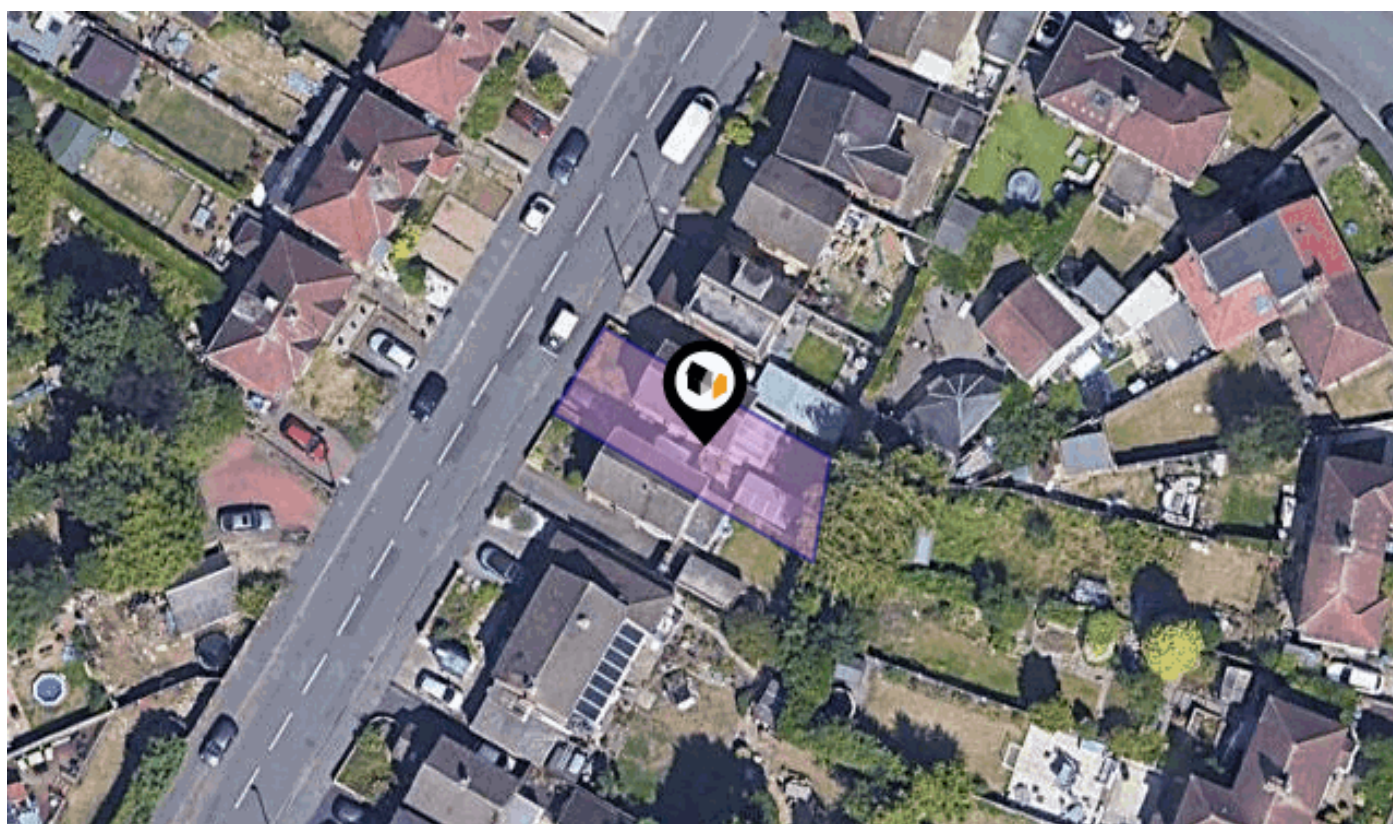


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd May 2024



SOUTH AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Detached Home
- > Early Viewing Recommended
- > Two Reception Rooms And Conservatory
- > EPC Rating D, Freehold
- > Council Tax Band C

Property Description

An early viewing is recommended of this well-presented and appointed detached family home occupying a popular location close to Spondon village. The property benefits from two reception rooms, conservatory, off-road parking and a private rear garden.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, fitted kitchen, dining room, lounge and conservatory. To the first floor the landing provides access to three bedrooms and modern shower room. Outside, there are gardens to both front and rear elevations together with off-road parking and garage/workshop.

South Avenue is well situated for Spondon village and its amenities including 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

Entrance Porch:

Reception Hallway:

Fitted Kitchen: (8'7" x 6'5") 2.62 x 1.96

Dining Room: (11'10" x 8'0") 3.61 x 2.44

Lounge: (14'11" x 10'11") 4.55 x 3.33

Conservatory: (10'9" x 8'11") 3.28 x 2.72

First Floor Landing:

Bedroom One: (14'11" x 11'0") 4.55 x 3.35

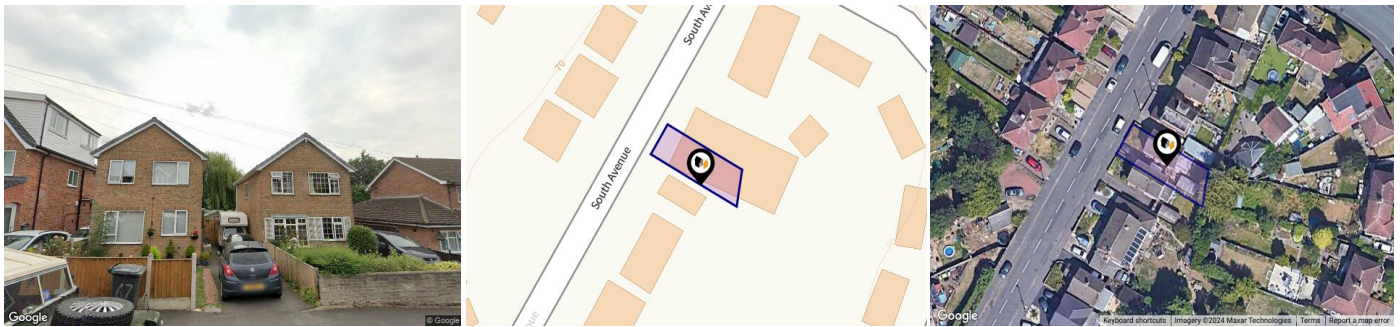
Bedroom Two: (8'6" x 8'5") 2.59 x 2.57

Bedroom Three: (8'10" x 6'1") 2.69 x 1.85

Shower Room: (6'1" x 5'6") 1.85 x 1.68

Outside: There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off road parking and this in-turn leads to the rear garden and garage/workshop 23' x 8'. The rear garden is enclosed and enjoys a degree of privacy having a lawned area and seating area.

Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£194
Bedrooms:	3	Tenure:	Freehold
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£1,873		
Title Number:	DY556369		
UPRN:	100030358655		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Satellite/Fibre TV Availability:



Gallery Photos



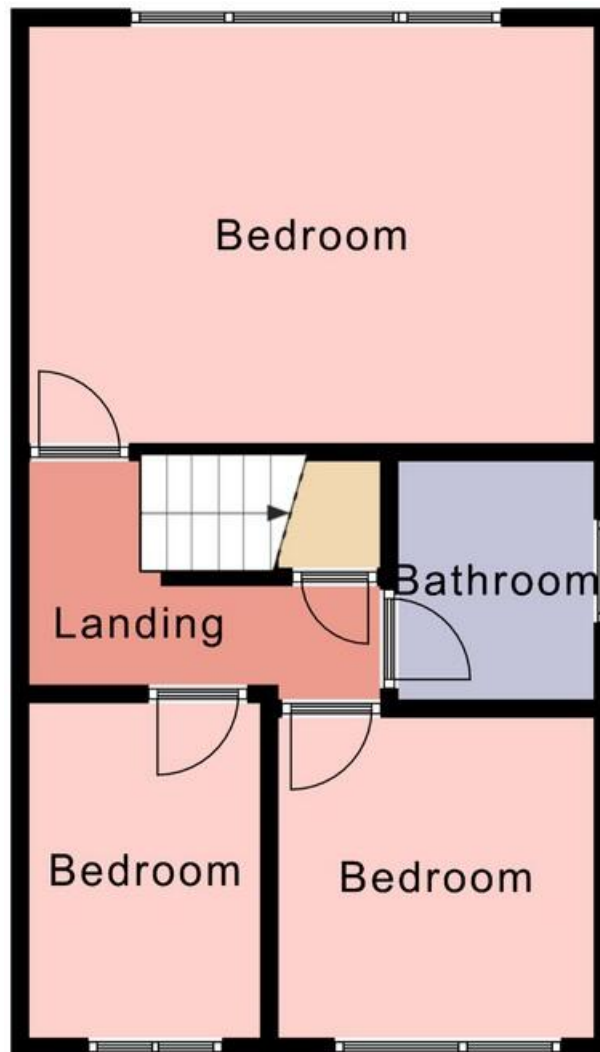




SOUTH AVENUE, SPONDON, DERBY, DE21



SOUTH AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



South Avenue, Spondon, DE21

Energy rating

D

Valid until 16.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

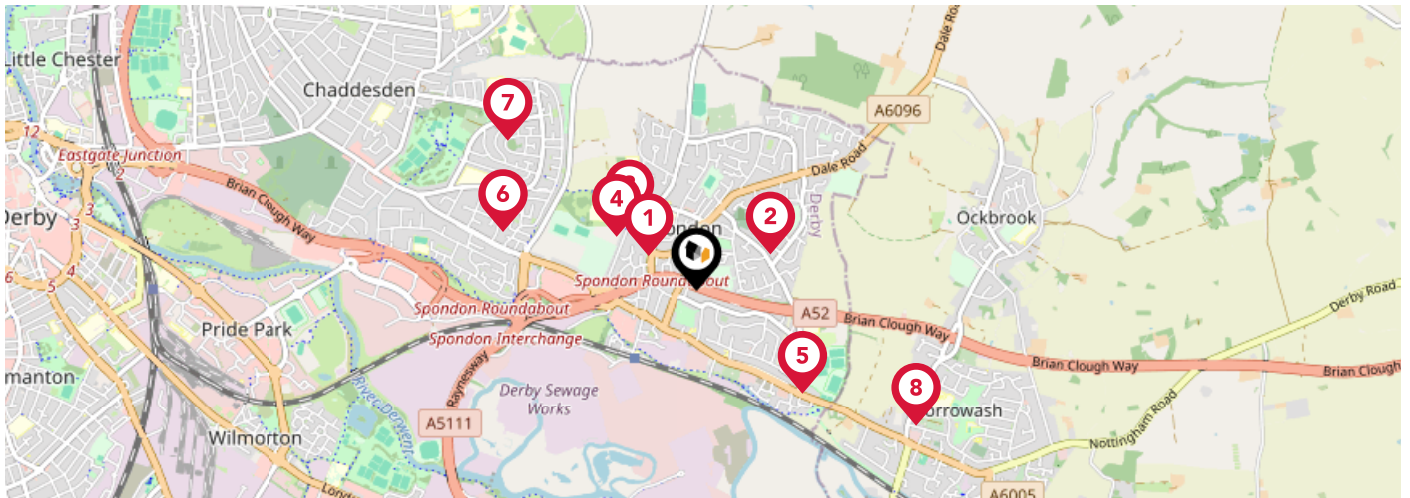
Property

EPC - Additional Data

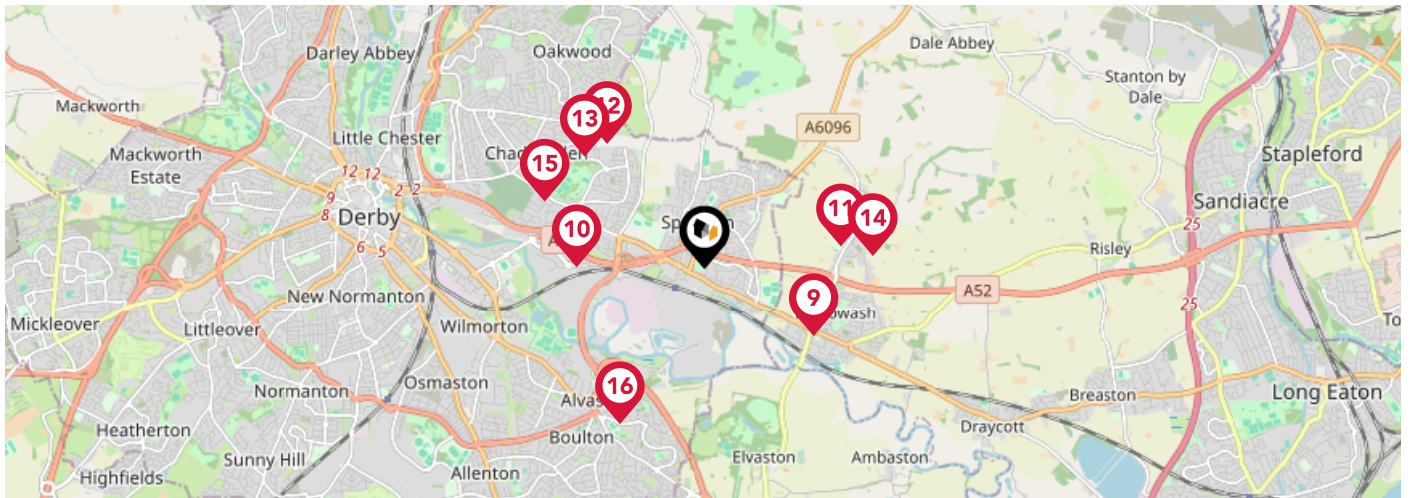


Additional EPC Data

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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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 78% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	73 m ²

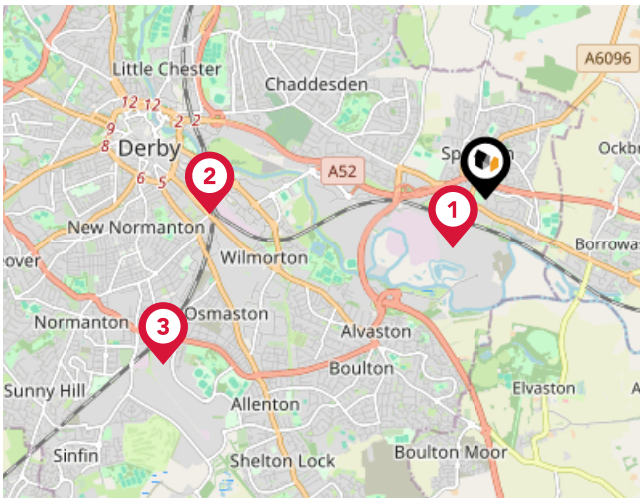


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.65	<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:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



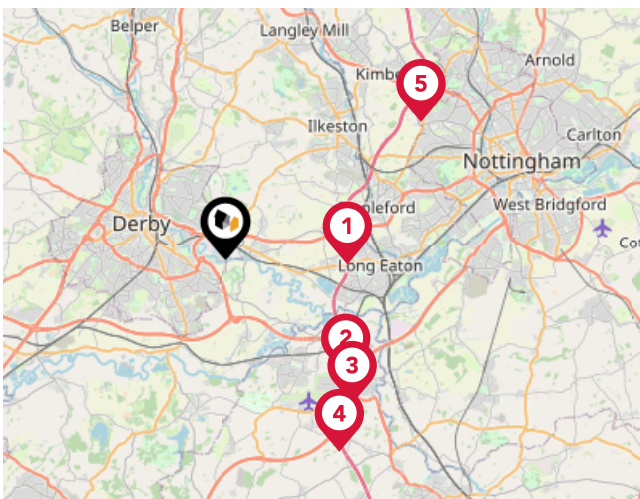
		Nursery	Primary	Secondary	College	Private
	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



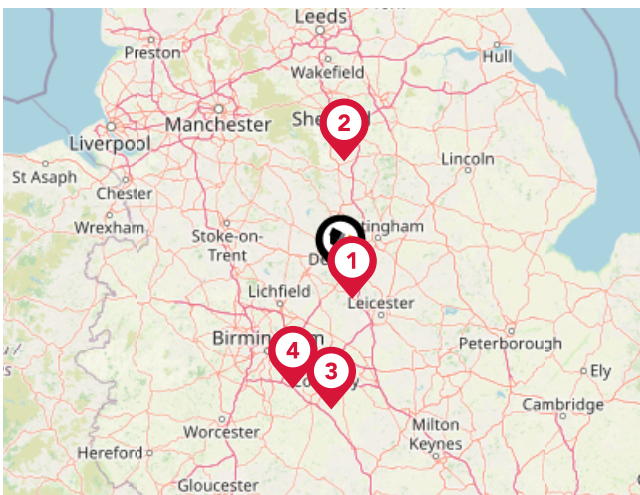
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.52 miles
2	Derby Rail Station	2.47 miles
3	Peartree Rail Station	3.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.37 miles
2	M1 J24A	6.02 miles
3	M1 J24	6.88 miles
4	M1 J23A	8.06 miles
5	M1 J26	8.55 miles

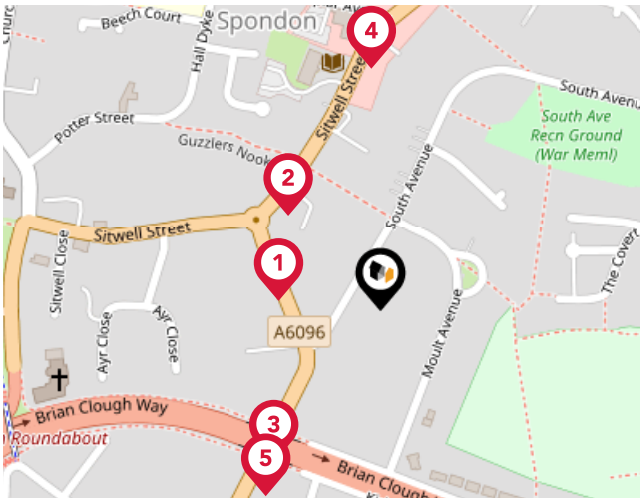


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	7.05 miles
2	Sheffield City Airport	33.02 miles
3	Coventry Airport	38.2 miles
4	Birmingham International Airport	34.99 miles

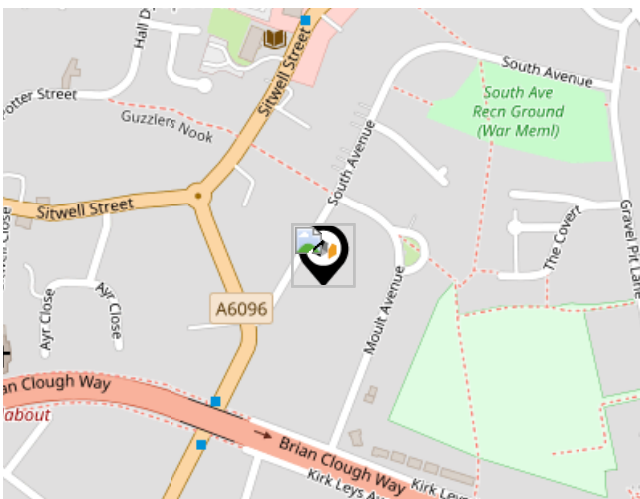
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sitwell Street	0.06 miles
2	Sitwell Street	0.07 miles
3	By-pass Bridge	0.1 miles
4	White Swan	0.14 miles
5	By-pass Bridge	0.12 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.91 miles
2	Toton Lane Tram Stop	5.92 miles
3	Inham Road Tram Stop	6.37 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.



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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Hannells

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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