

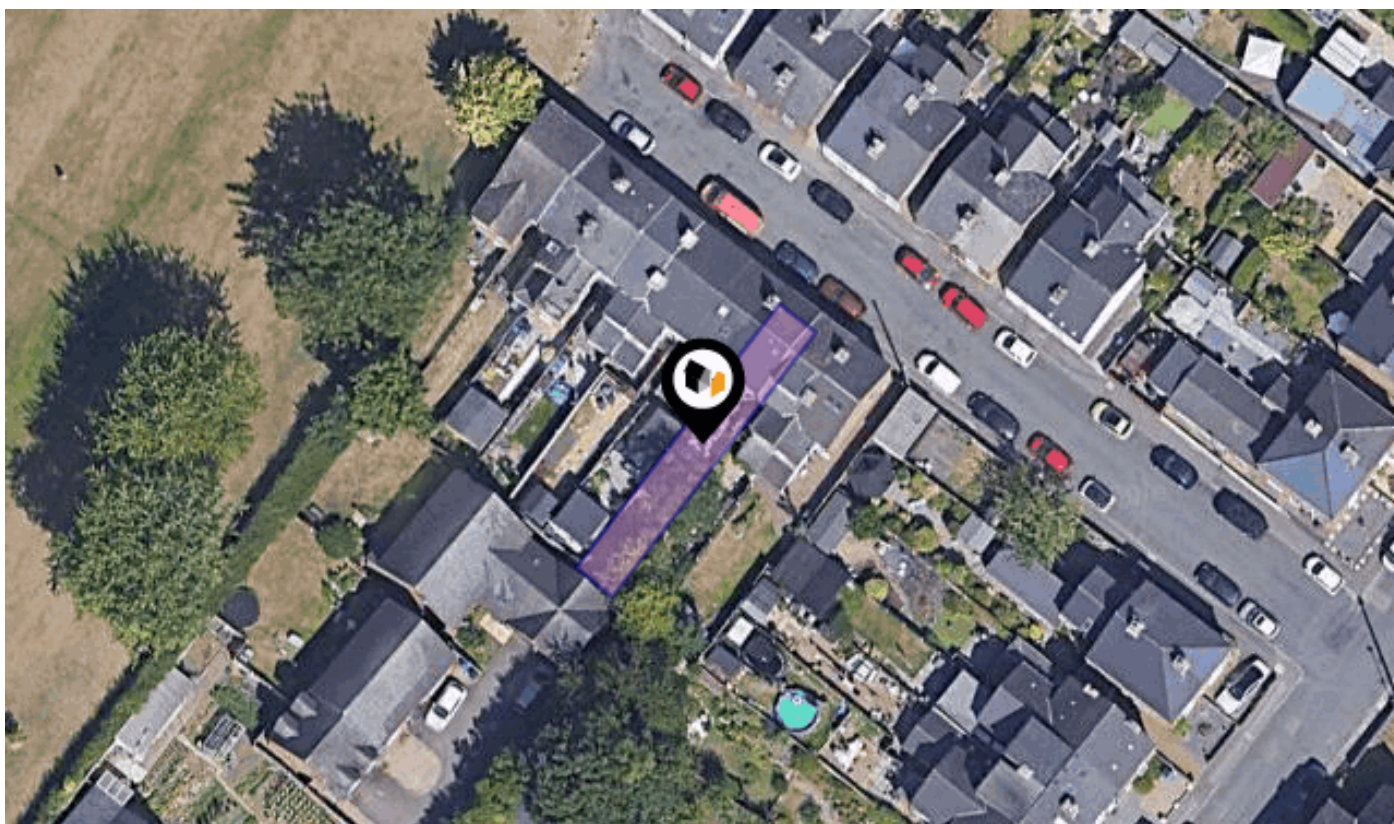


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th June 2024



READER STREET, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Much Improved And Well-Appointed Mid Terrace Property
- > No Upward Chain, Viewing Recommended
- > Two Reception Rooms, Three Bedrooms
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is highly recommended to appreciate this modernised and improved mid terrace property available with no upward chain and would be ideal for the first time buyer. The property occupies a no through road location and benefits from two reception rooms, three bedrooms and refitted kitchen and bathroom.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- lounge, dining room and refitted kitchen. To the first floor the passaged landing provides access to three bedrooms and modern bathroom with a three piece suite. Outside, there is an enclosed garden to the rear elevation.

Reader Street is an established no through road location situated within the heart of Spondon village and is therefore well situated for shops, schools and transport links together with excellent road links for the A52, M1 motorway and A50 leading the Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Door to:-

Lounge: (11'11" x 10'11") 3.63 x 3.33

Dining Room: (11'1" x 10'11") 3.38 x 3.33

Refitted Kitchen: (11'11" x 6'0") 3.63 x 1.83

First Floor Passaged Landing:

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

Bedroom Two: (7'1" x 6'0") 2.16 x 1.83

Bedroom Three: (7'1" x 6'1") 2.16 x 1.85

Modern Bathroom: (7'1" x 4'1") 2.16 x 1.24

Outside:

There is an enclosed garden to the rear elevation being laid mainly to lawn with paved patio, gated access to the side elevation, attached outhouse and cold water tap.



Property

Type:	Terraced	Last Sold £/ft²:	£140
Bedrooms:	3	Tenure:	Freehold
Floor Area:	710 ft ² / 66 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY20426		
UPRN:	100030351282		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

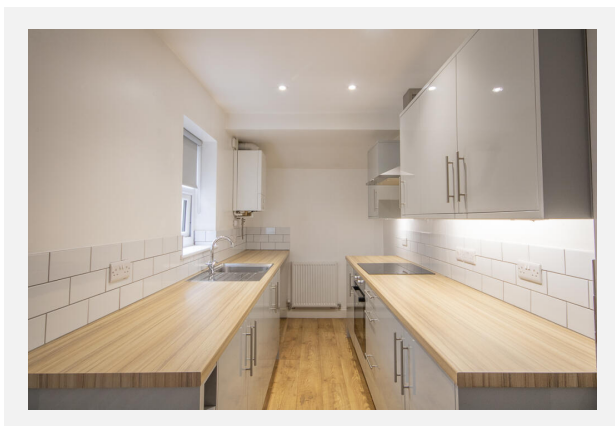
13 mb/s	70 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

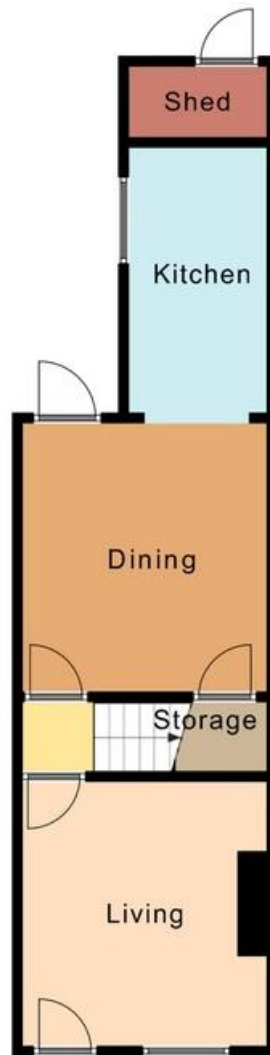




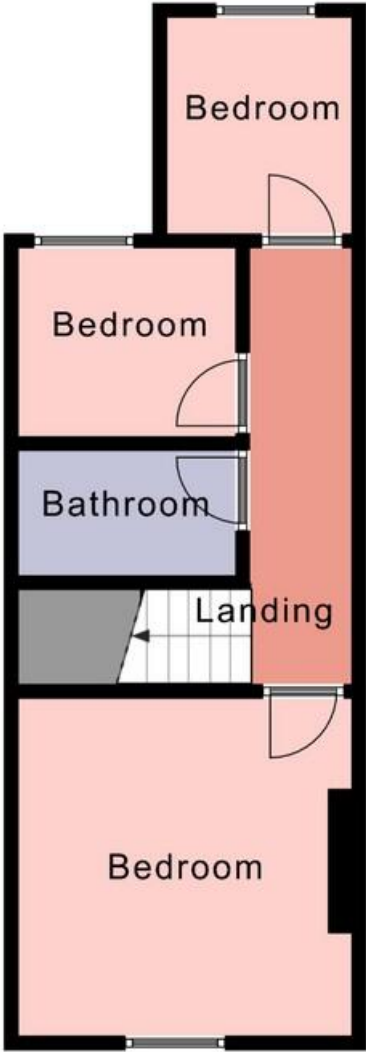
Gallery Photos



READER STREET, SPONDON, DERBY, DE21



READER STREET, SPONDON, DERBY, DE21



Property EPC - Certificate



Reader Street, Spondon, DE21

Energy rating

C

Valid until 22.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

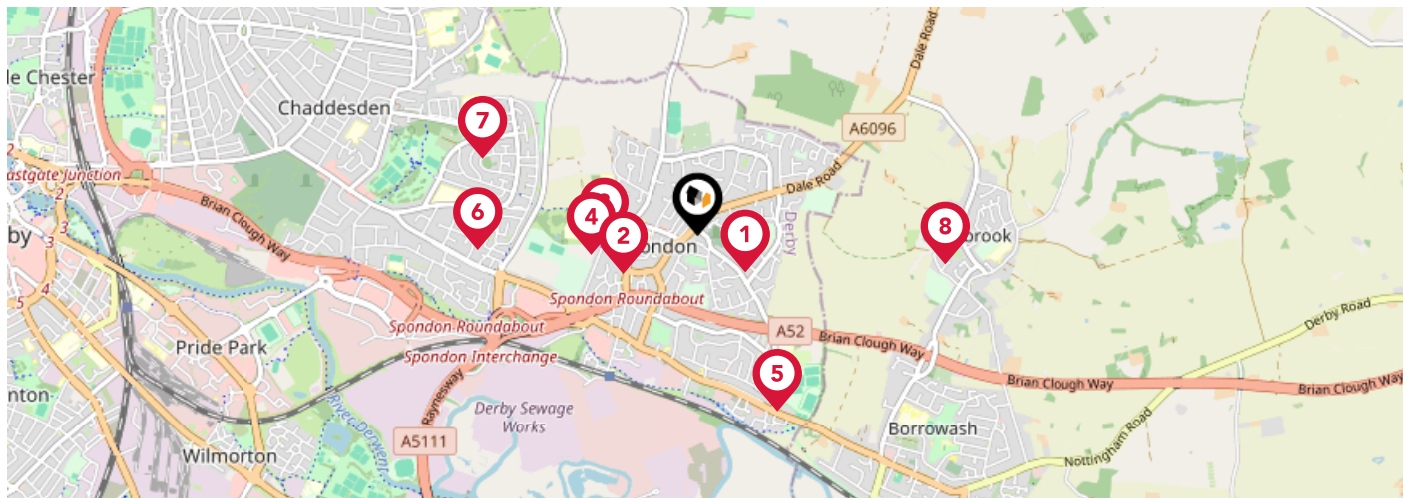
Property

EPC - Additional Data

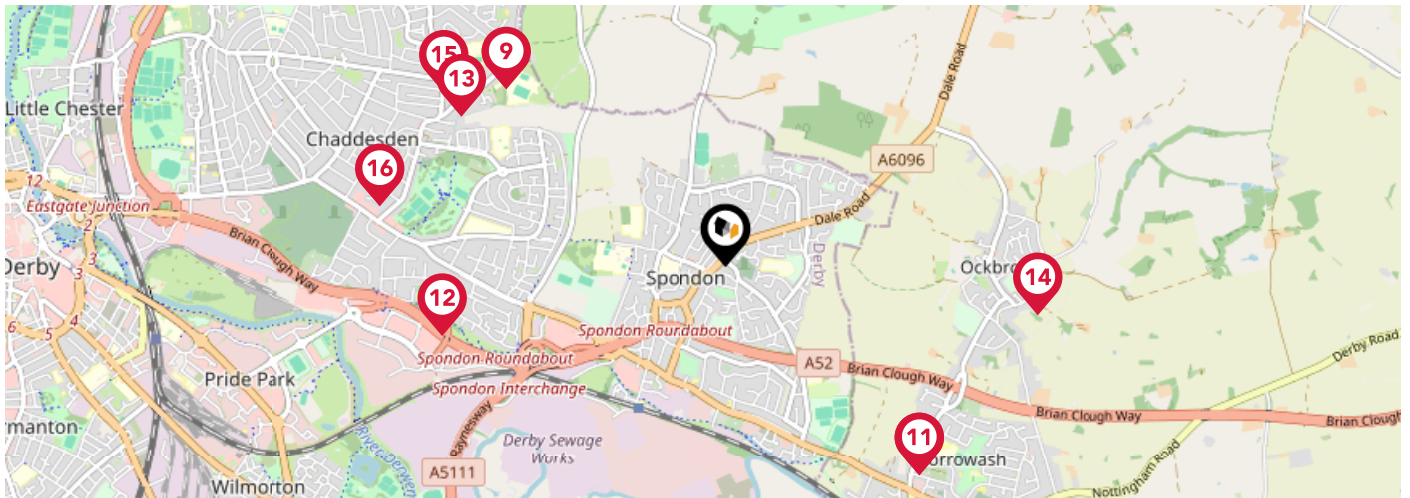


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²

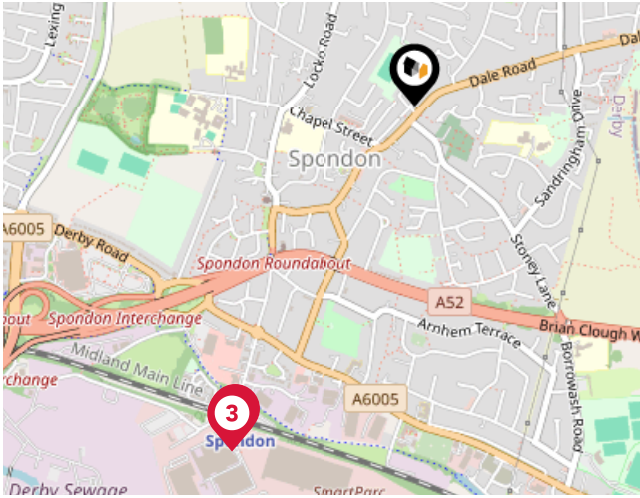


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.37	<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:0.42	<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:0.48	<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:0.86	<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:0.98	<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:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



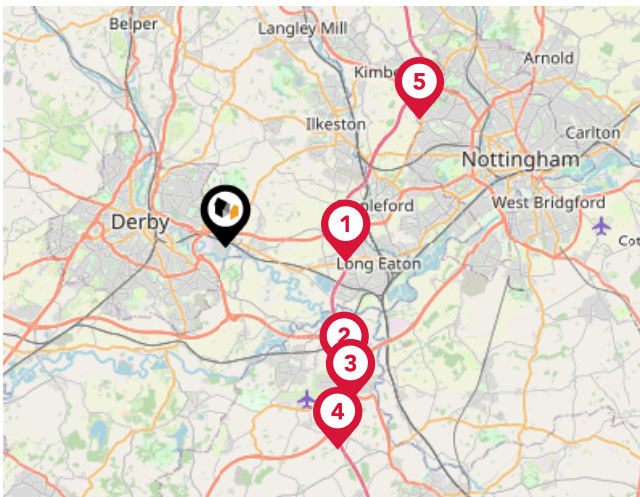
	Nursery	Primary	Secondary	College	Private
<p>9 Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance: 1.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Ashbrook Junior School Ofsted Rating: Good Pupils: 0 Distance: 1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance: 1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance: 1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance: 1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance: 1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance: 1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance: 1.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



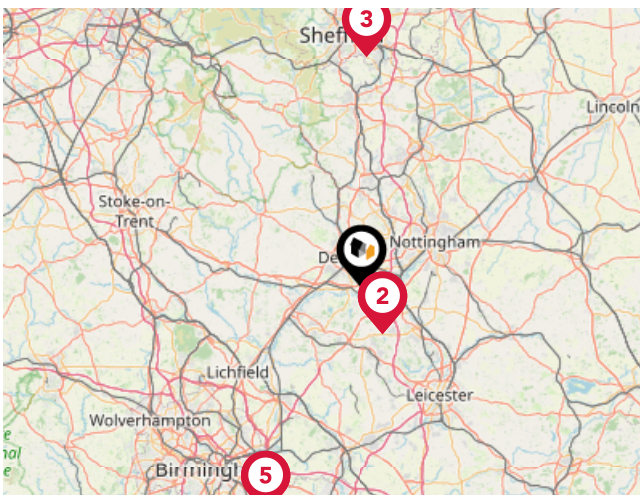
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.86 miles
2	Spondon Rail Station	0.86 miles
3	Spondon Rail Station	0.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.28 miles
2	M1 J24A	6.18 miles
3	M1 J24	7.06 miles
4	M1 J23A	8.29 miles
5	M1 J26	8.27 miles

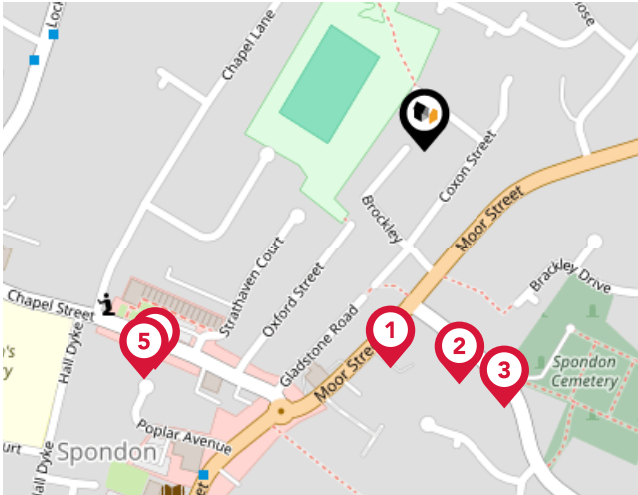


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	7.3 miles
2	East Midlands Airport	7.34 miles
3	Sheffield City Airport	32.69 miles
4	Birmingham International Airport Terminal 1	35.33 miles
5	Birmingham International Airport	35.33 miles

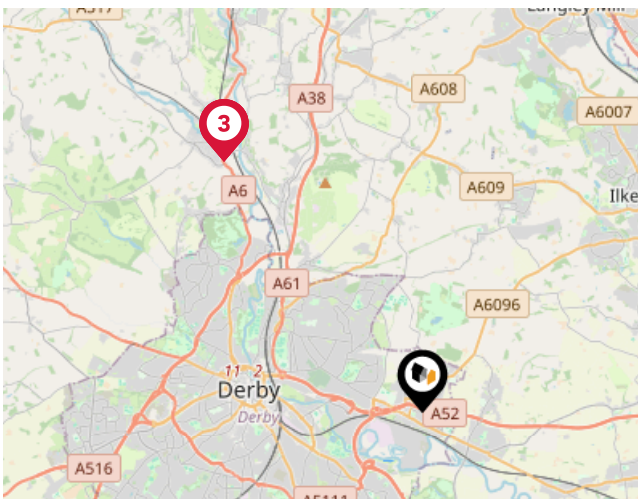
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.12 miles
2	Stoney Lane Cemetery	0.13 miles
3	Stoney Lane Cemetery	0.15 miles
4	Chapel Street Shops	0.19 miles
5	Chapel Street Shops	0.2 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.71 miles
2	Duffield (Ecclesbourne Valley Railway)	5.72 miles
3	Duffield (Ecclesbourne Valley Railway)	5.72 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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