

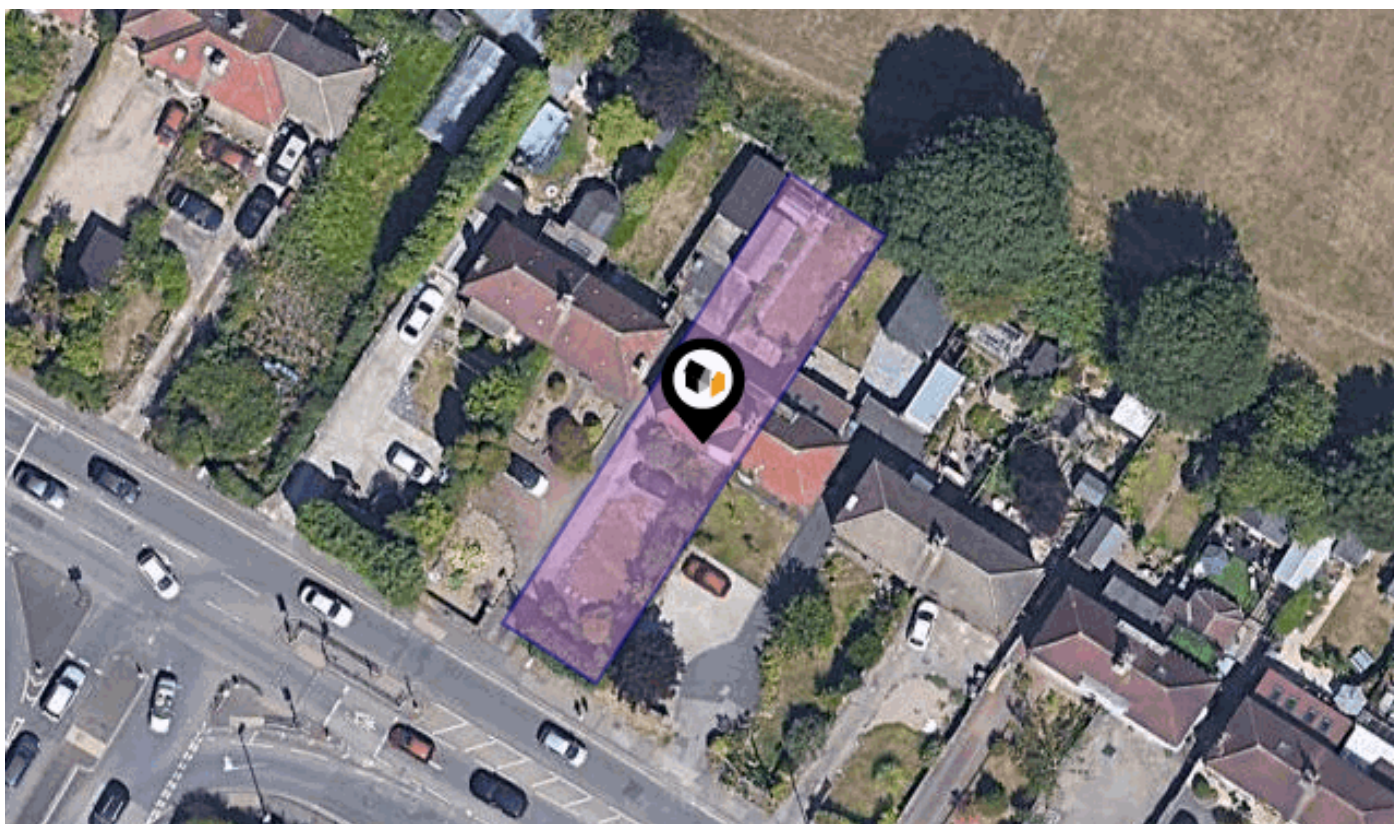


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th June 2024



DERBY ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Semi-Detached Home Set Well Back From Derby Road
- > Ideal First Time Buy/Family Home
- > Off Road Parking, Gardens And Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A well proportioned three bed roomed semi detached home set back from Derby Road. The property would benefit from some general modernisation and has excellent potential to create an ideal family/first time home.

The property benefit from gas fired central heating, double glazing and briefly comprises:- side reception hallway, lounge, 'L' shaped kitchen and shower room. To the first the landing provides access to three bedrooms, one having an en-suite cloakroom/WC. Outside, the property is set back from Derby Road has mature gardens to both front and rear elevations. A long shared driveway leads to the side elevation and in-turn provides access to off road parking and a garage. There is also excellent potential to create ample off road parking to the front elevation.

Derby Road is particularly well situated for excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport together with easy access for Spondon village and its range of shops, schools and transport links.

Room Measurement & Details

Side Reception Hallway:

Lounge: (15'1" x 11'1") 4.60 x 3.38

'L' Shaped Kitchen: (15'5" x 9'10") 4.70 x 3.00

Shower Room: (6'10" x 6'1") 2.08 x 1.85

First Floor Landing:

Bedroom One: (15'1" x 9'1") 4.60 x 2.77

Bedroom Two: (12'0" x 8'1") 3.66 x 2.46

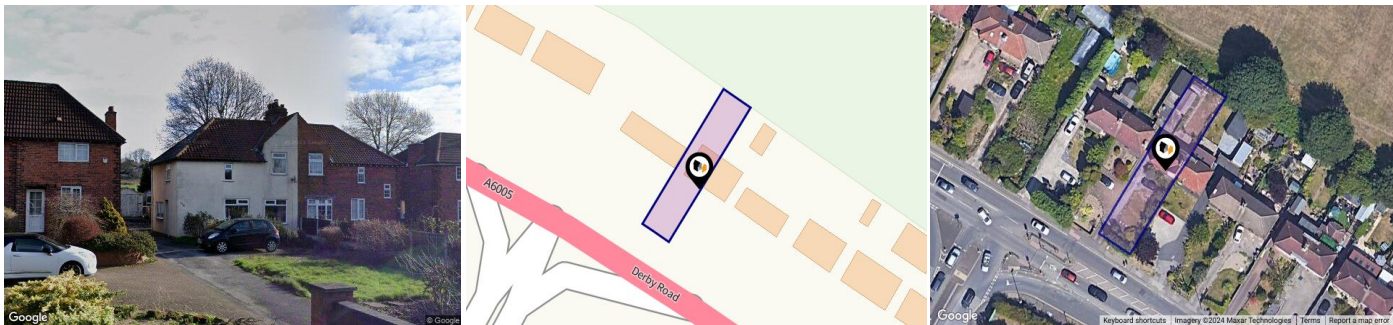
Bedroom Three: (10'0" x 6'1") 3.05 x 1.85

En-Suite Cloakroom/WC (please note the toilet requires attention): (6'1" x 5'0") 1.85 x 1.52

Outside:

The property is set well back from Derby Road and is approached via a shared driveway which leads to the side of the property and in-turn off road parking and a garage with double timber doors. There are mature gardens to both front and rear elevations, both of which are laid mainly to lawn.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 807 ft² / 75 m²
Plot Area: 0.1 acres
Year Built : 1925
Council Tax : Band B
Annual Estimate: £1,639
Title Number: DY337735

Tenure: Freehold

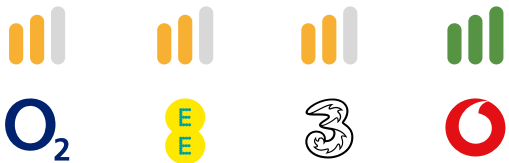
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

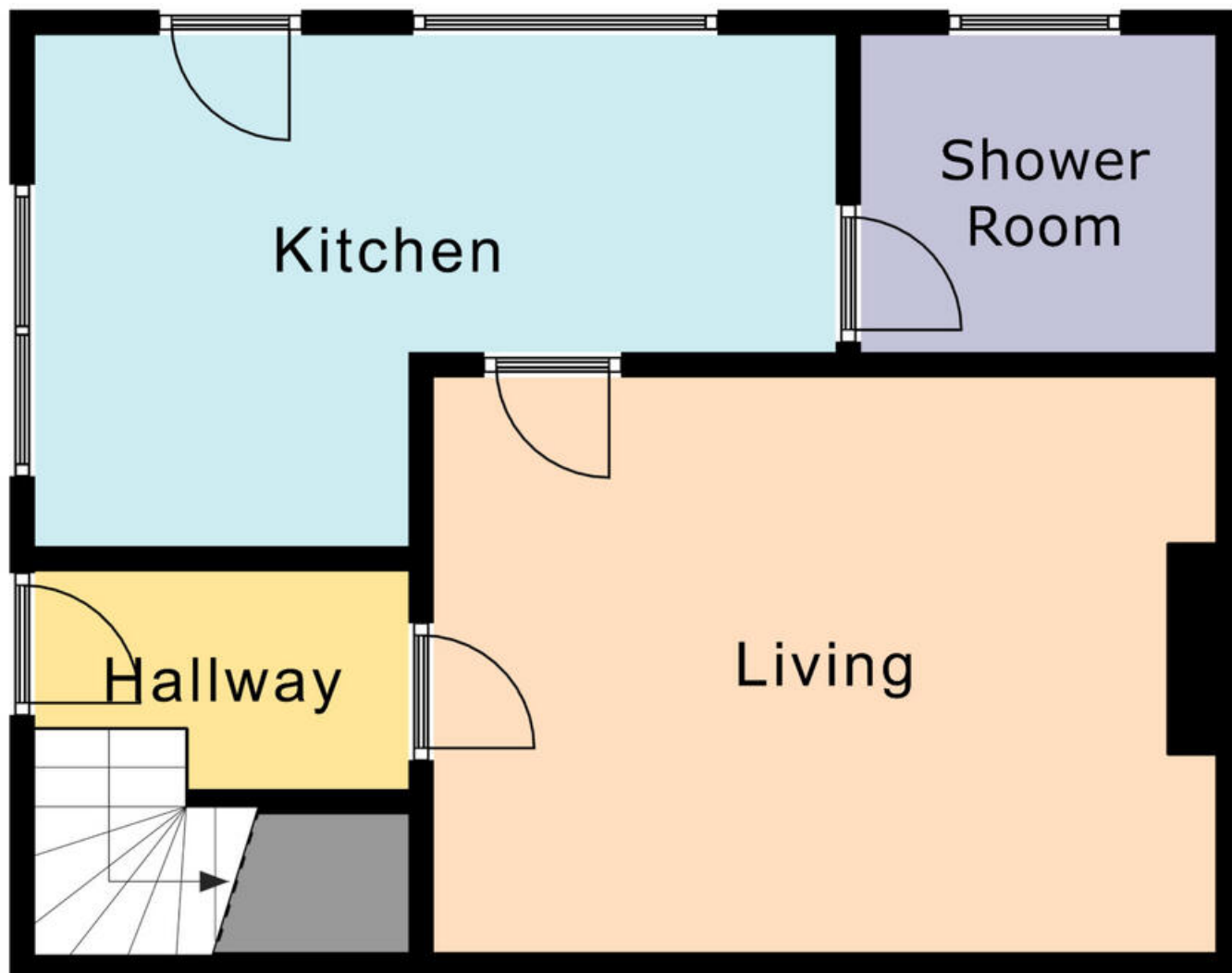


Gallery Photos

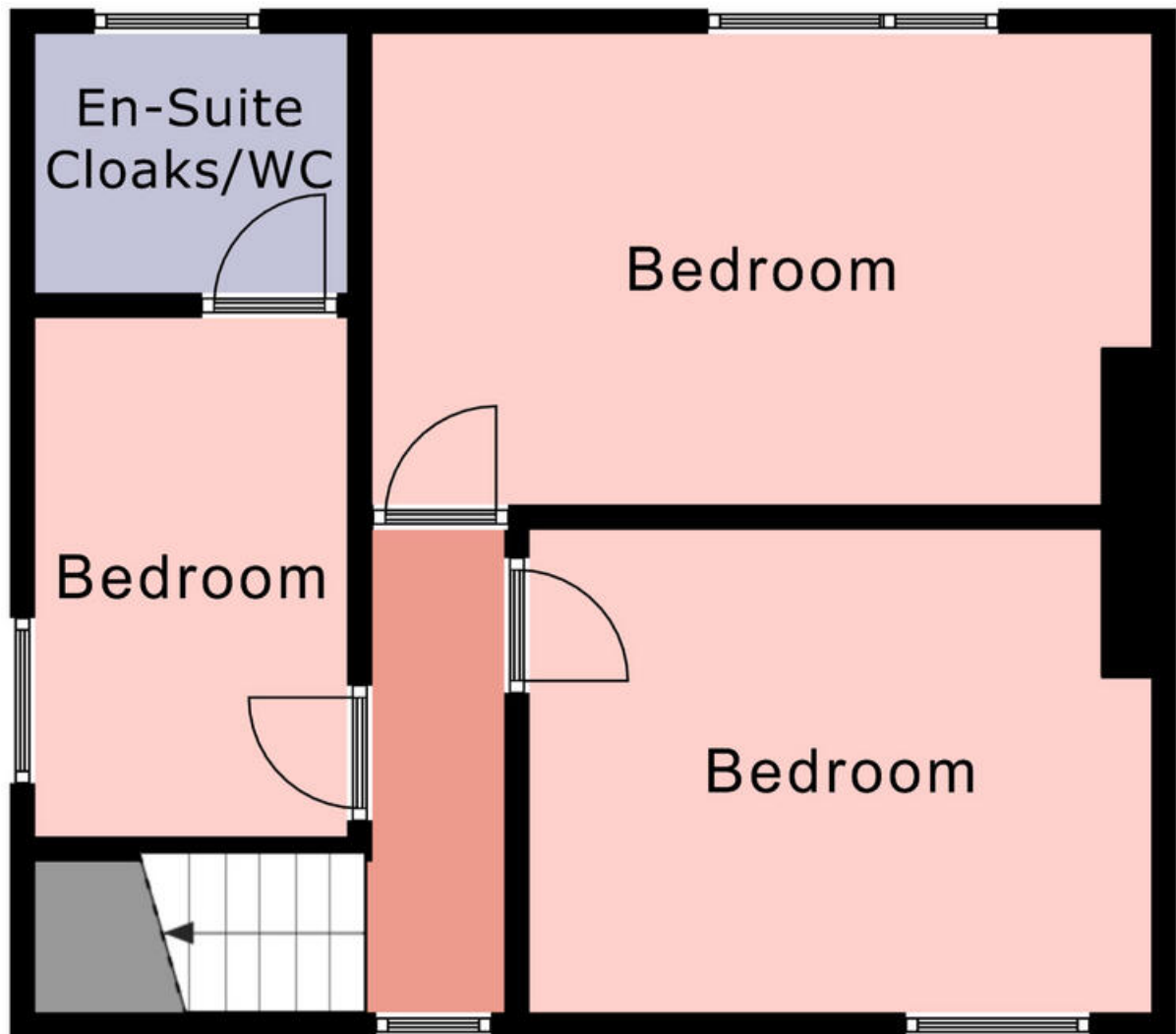




DERBY ROAD, SPONDON, DERBY, DE21



DERBY ROAD, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

D

Valid until 22.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

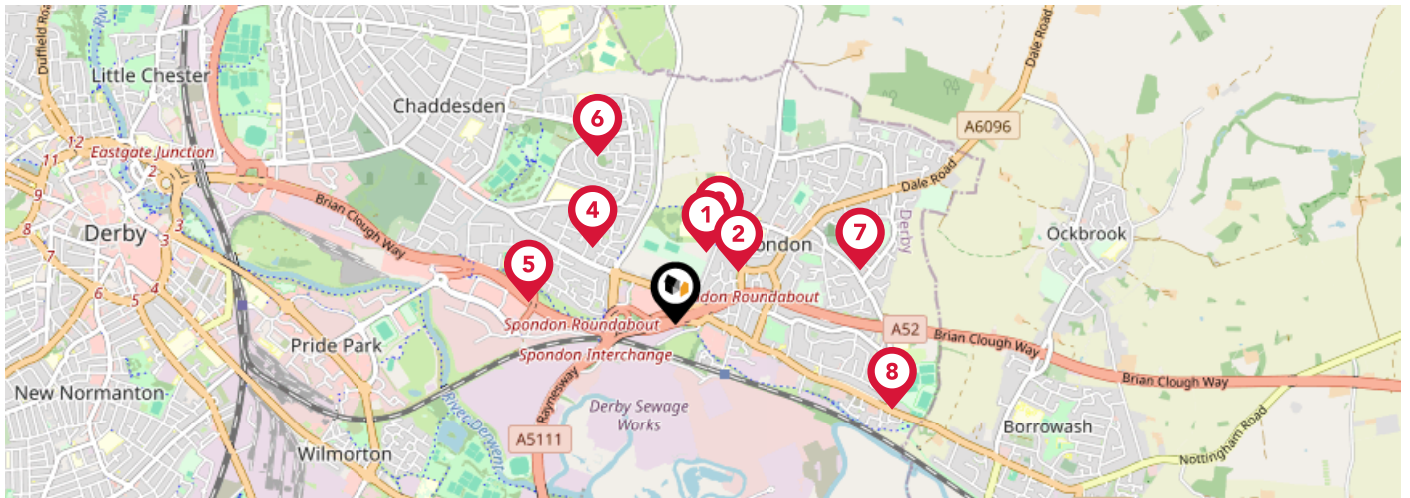
EPC - Additional Data



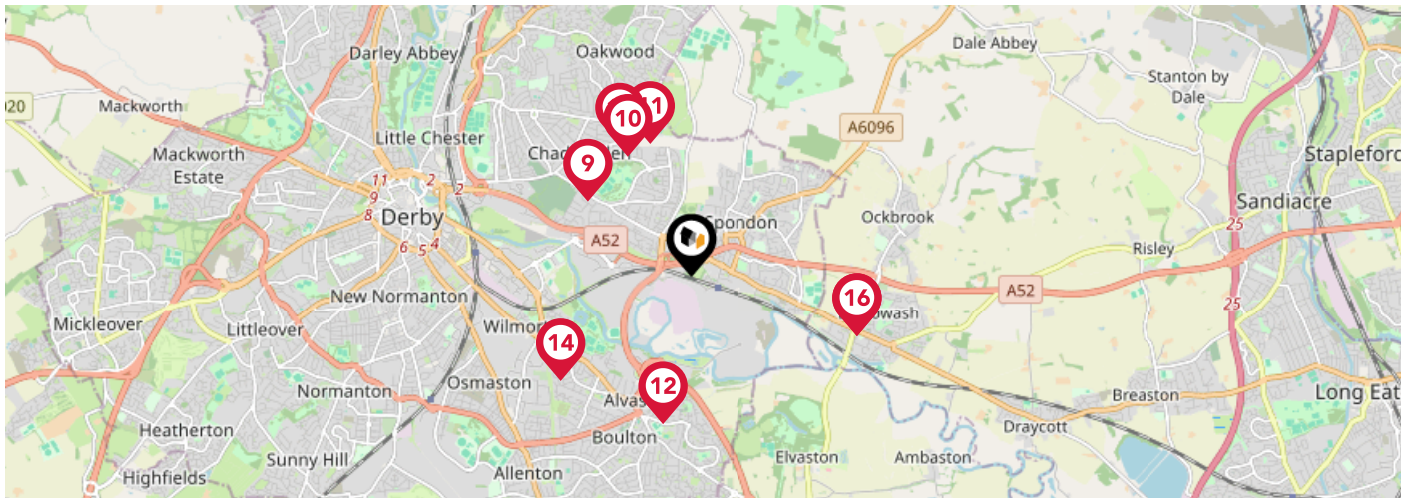
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 250 mm loft insulation
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:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	75 m ²

Area Schools

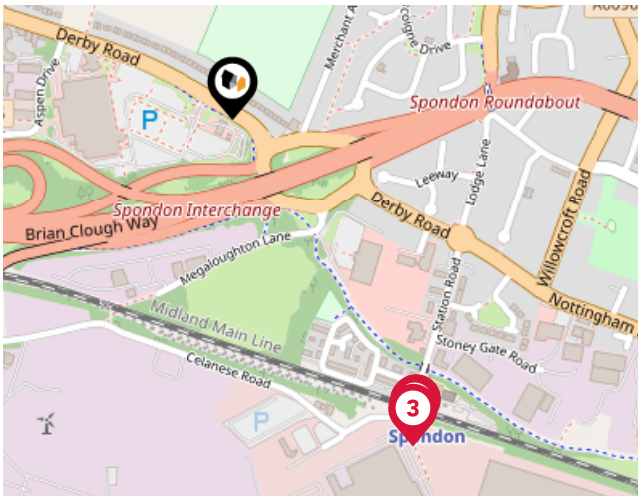


		Nursery	Primary	Secondary	College	Private
1	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 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	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



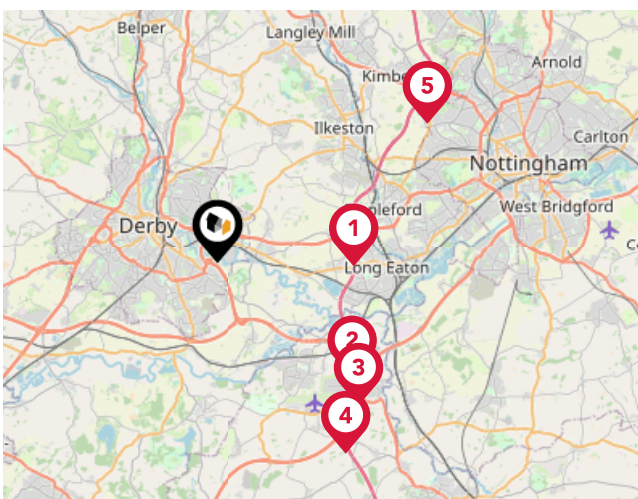
		Nursery	Primary	Secondary	College	Private
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lakeside Primary Academy Ofsted Rating: Requires Improvement Pupils: 680 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



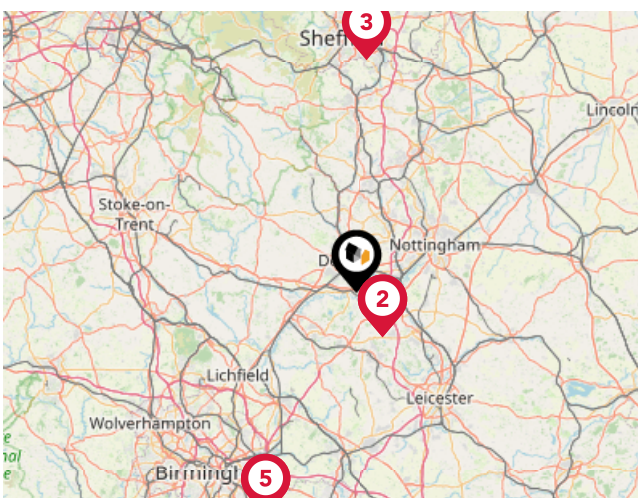
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.41 miles
2	Spondon Rail Station	0.41 miles
3	Spondon Rail Station	0.42 miles



Trunk Roads/Motorways

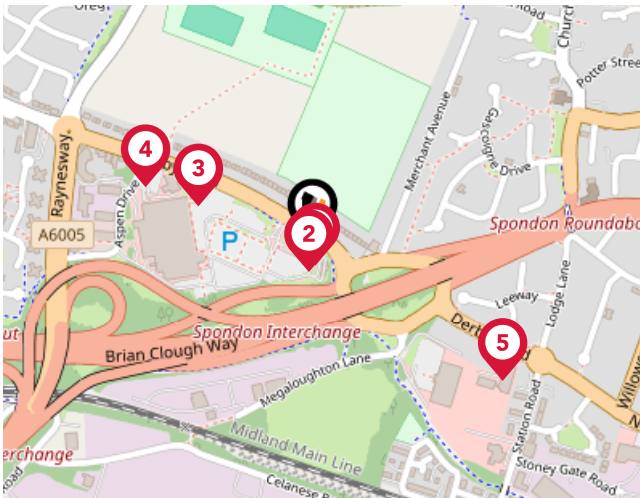
Pin	Name	Distance
1	M1 J25	4.86 miles
2	M1 J24A	6.33 miles
3	M1 J24	7.16 miles
4	M1 J23A	8.26 miles
5	M1 J26	9 miles



Airports/Helipads

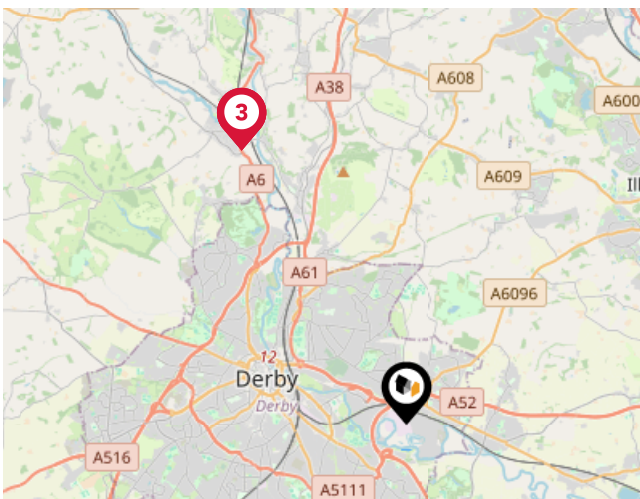
Pin	Name	Distance
1	East Midlands Airport	7.22 miles
2	East Midlands Airport	7.26 miles
3	Sheffield City Airport	33.11 miles
4	Birmingham International Airport Terminal 1	34.72 miles
5	Birmingham International Airport	34.72 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Merchant Avenue	0.03 miles
2	Merchant Avenue	0.03 miles
3	Asda	0.13 miles
4	Asda	0.2 miles
5	Lodge Lane	0.26 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.7 miles
2	Duffield (Ecclesbourne Valley Railway)	5.7 miles
3	Duffield (Ecclesbourne Valley Railway)	5.71 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.

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, 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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