

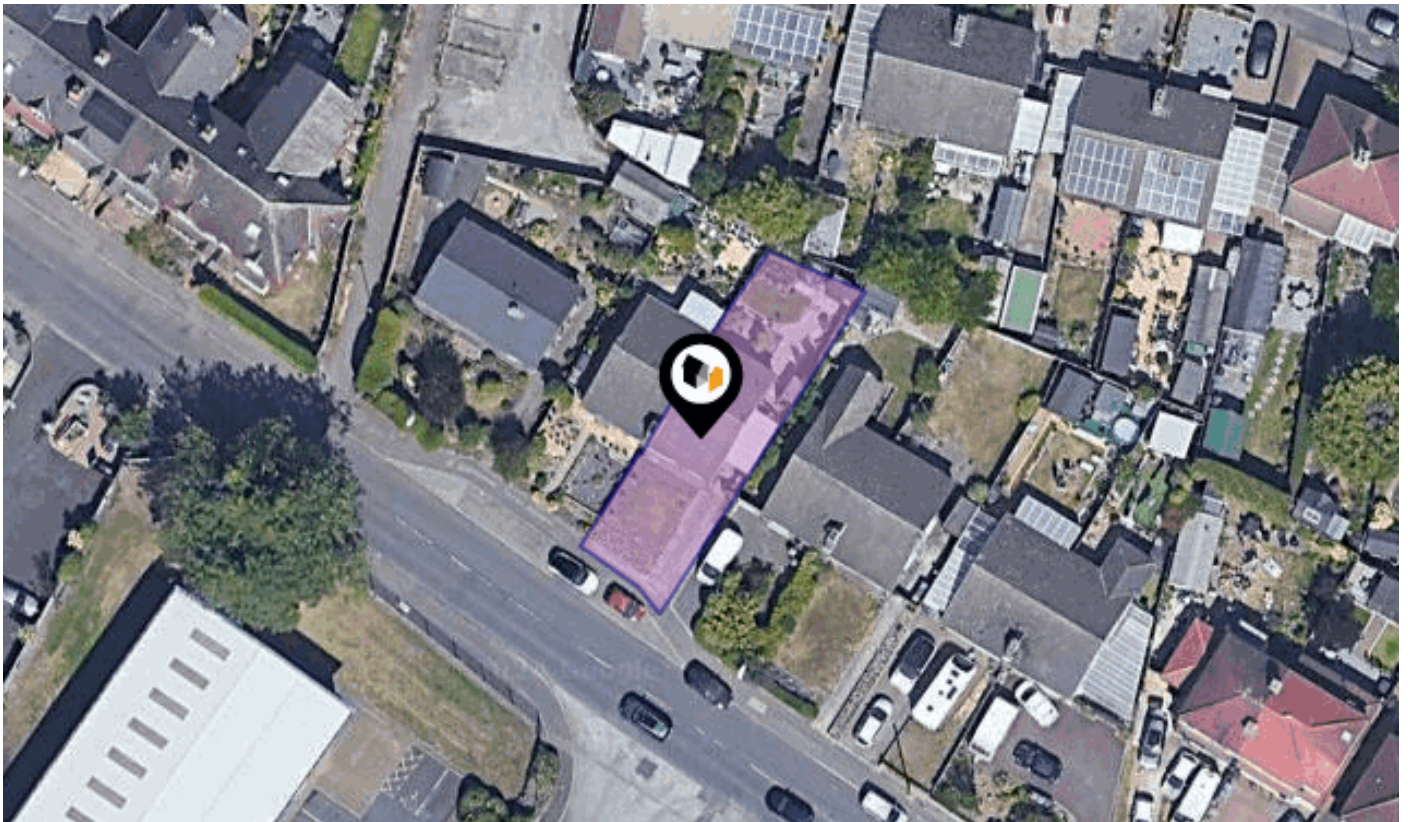


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20<sup>th</sup> August 2024



**NOTTINGHAM ROAD, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Well-Maintained & Presented Semi-Detached Bungalow
- > Set Back From Nottingham Road
- > No Upward Chain, Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A well-presented and maintained two-bedroom, semi-detached bungalow set back from Nottingham Road and offered for sale with no upward chain. The property benefits from gas central heating, double glazing, off-road parking and an additional parking/garage space (with access from Borrowfield Road).

In brief the accommodation comprises:- side entrance door to kitchen (with freestanding refrigerator and gas cooker included in the sale), lounge, inner lobby, two bedrooms and modern shower room. Outside, there are gardens to both front and rear elevations and a paved driveway provides off-road parking. There is also the benefit of an additional driveway/garage space with access from Borrowfield Road.

Nottingham Road is particularly well situated for Spondon and Borrowash respectively together with excellent road links for bus/transport links and major road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Door to:-

Kitchen: (13'11" x 7'0") 4.24 x 2.13

Lounge/Dining Room: (15'1" x 13'0") 4.60 x 3.96

Inner Lobby (with access to the loft space with boarding/light/ladder and housing a combination central heating boiler):

Bedroom One: (12'10" x 9'1") 3.91 x 2.77

Bedroom Two: (8'11" x 8'1") 2.72 x 2.46

Shower Room: (6'0" x 5'1") 1.83 x 1.55

Outside:

The property is set back from Nottingham Road and gardens to both front and rear elevations. The front is laid mainly to lawn and incorporates a paved driveway providing off-road parking. There is gated access to the side elevation which leads to a covered area and an enclosed rear garden having a lawned area, two garden sheds, greenhouse, cold water tap and fenced boundaries.



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,405		
<b>Title Number:</b>	DY123120		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>51</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





# Gallery Photos



# Gallery Photos





# Property EPC - Certificate



Nottingham Road, Spondon, DE21

Energy rating

# D

Valid until 11.11.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

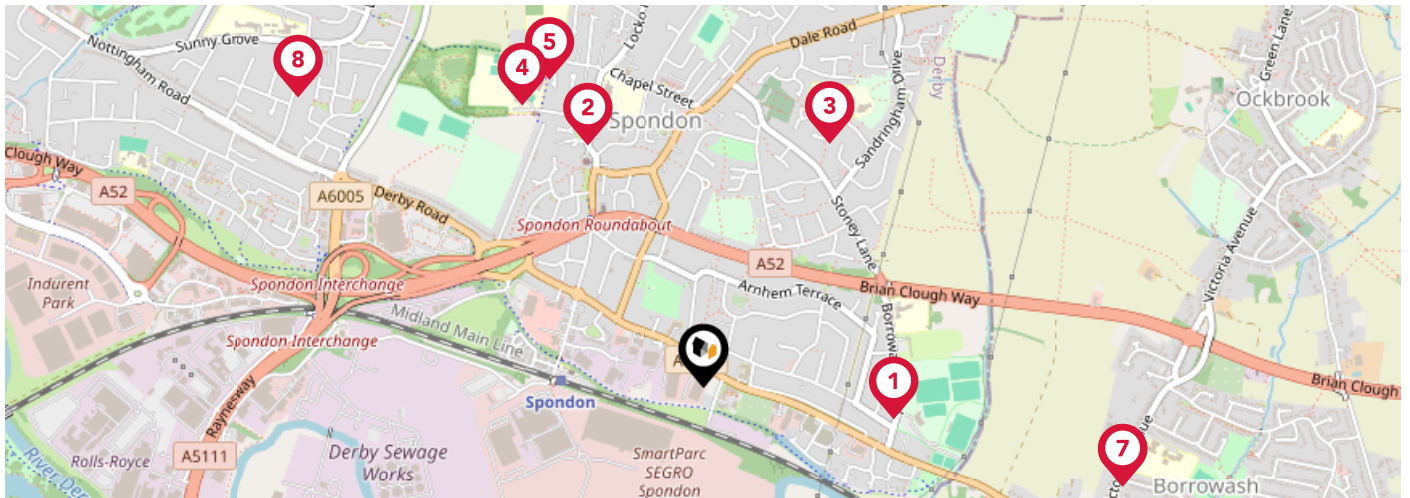


### Additional EPC Data

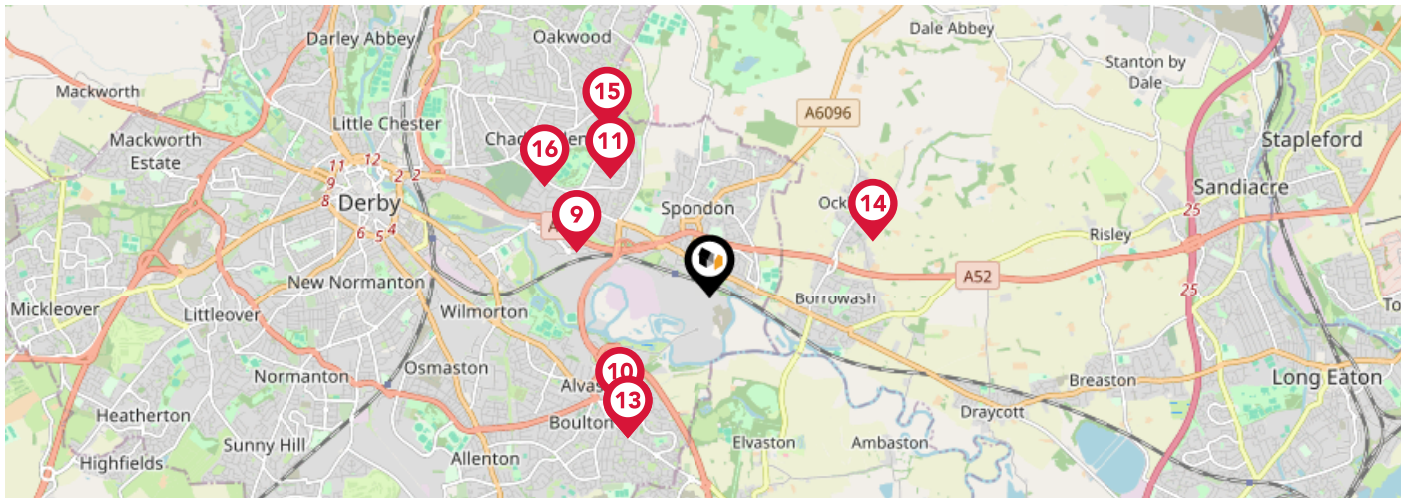
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Assessment for green deal
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	56 m <sup>2</sup>



# Area Schools

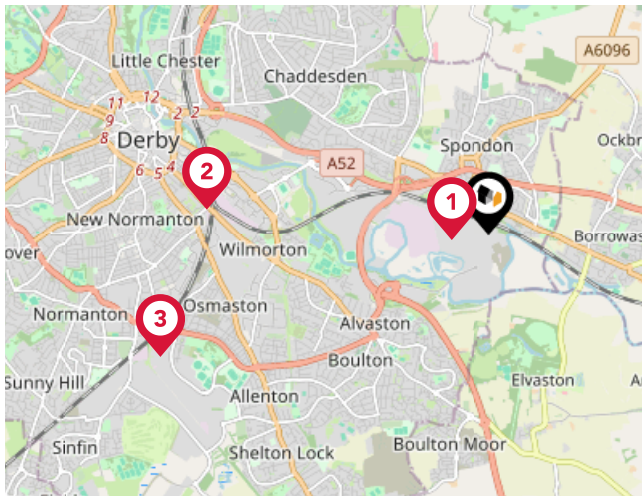


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



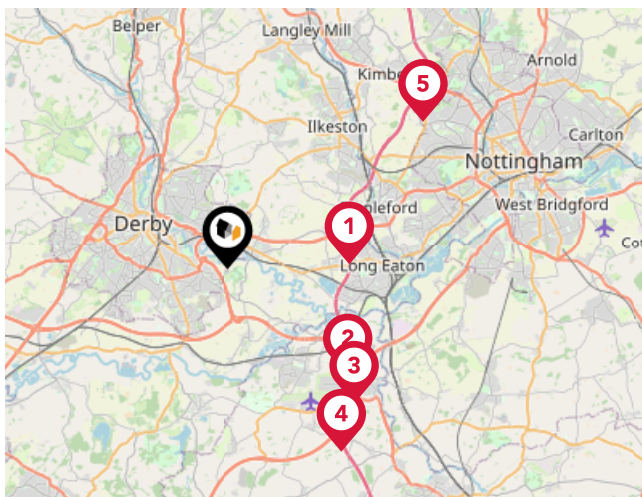
		Nursery	Primary	Secondary	College	Private
	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alvaston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alvaston Junior Academy</b> Ofsted Rating: Good   Pupils: 330   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redhill Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lees Brook Academy</b> Ofsted Rating: Good   Pupils: 1095   Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



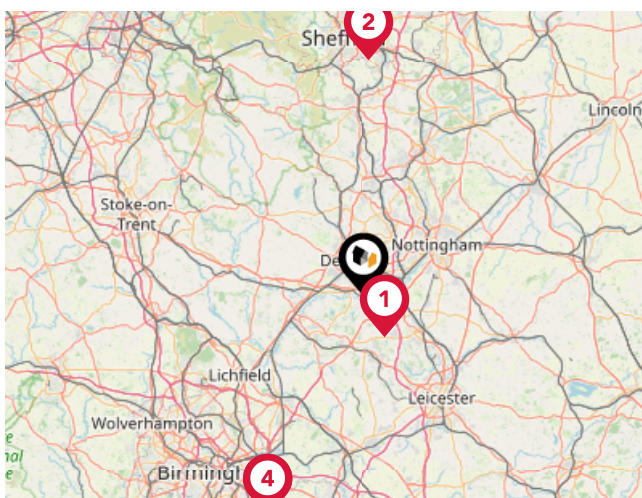
## National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.34 miles
2	Derby Rail Station	2.53 miles
3	Peartree Rail Station	3.13 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.32 miles
2	M1 J24A	5.73 miles
3	M1 J24	6.56 miles
4	M1 J23A	7.71 miles
5	M1 J26	8.74 miles

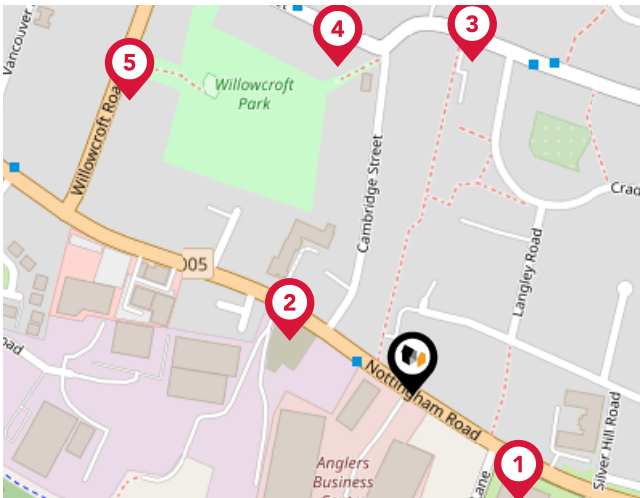


## Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	6.73 miles
2	Sheffield City Airport	33.4 miles
3	Birmingham International Airport Terminal 1	34.65 miles
4	Birmingham International Airport	34.65 miles

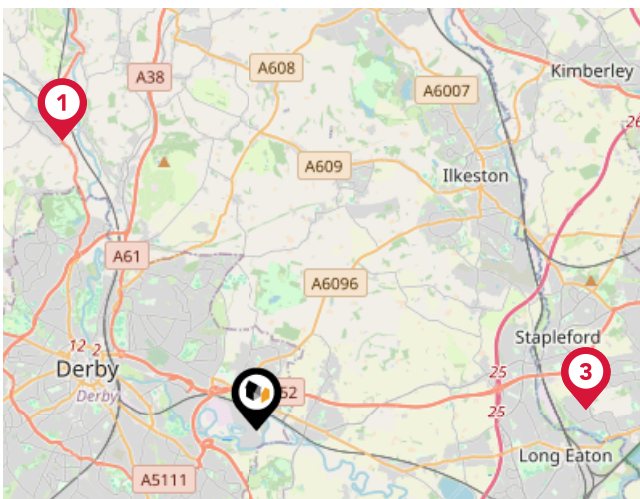


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Anglers Arms	0.08 miles
2	Cambridge Street	0.07 miles
3	Grayburn Avenue	0.19 miles
4	Kirk Leys Avenue South	0.19 miles
5	Willowcroft Road	0.23 miles



## Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.26 miles
2	Tram Park & Ride	5.89 miles
3	Toton Lane Tram Stop	5.89 miles





## Hannells

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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

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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

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