

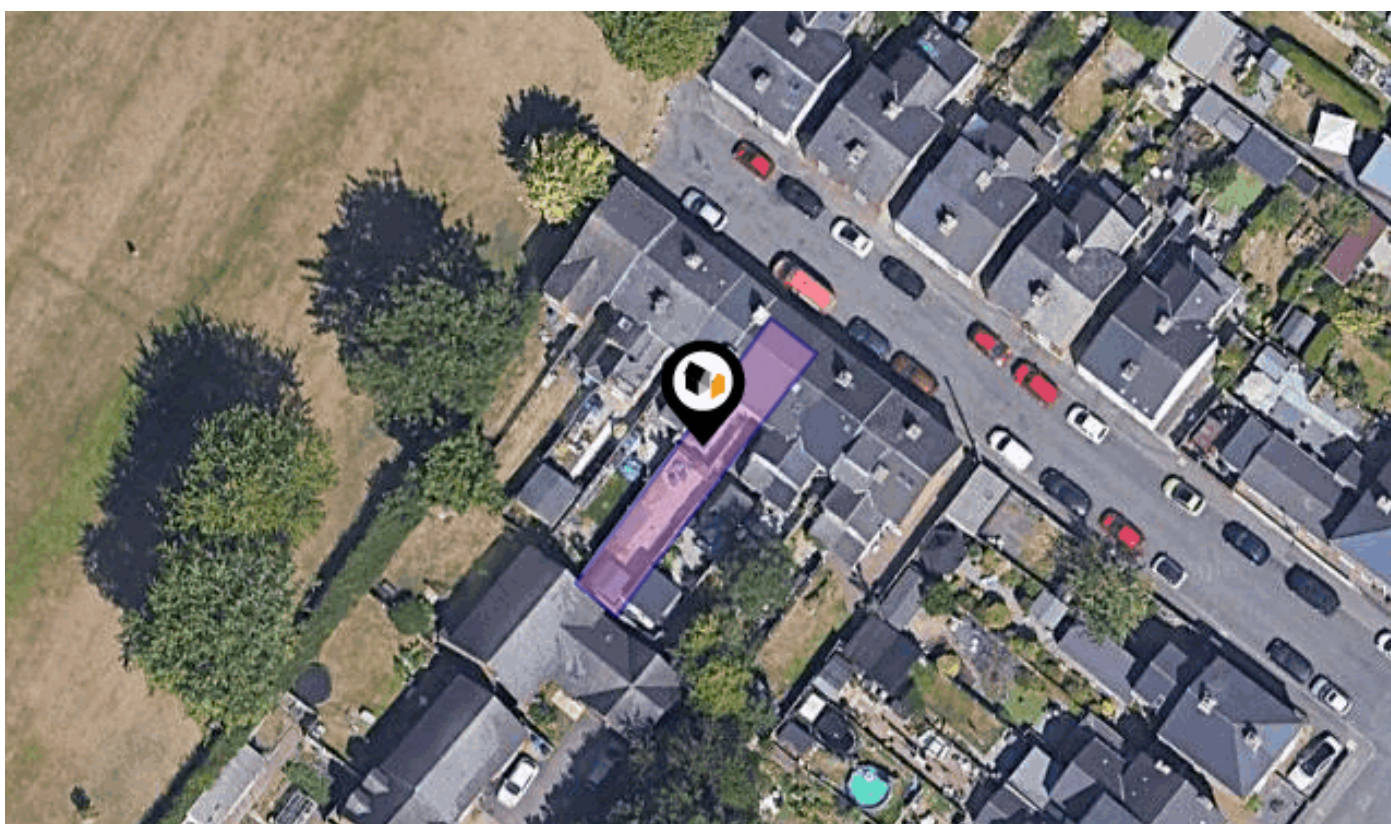


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th August 2024



READER STREET, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Traditional Two Double Bedroomed Inner Terrace Property
- > Two Reception Rooms
- > Ideal First Time Buy, No Upward Chain
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A two double bedroomed mid terrace property available for sale with no upward chain and occupies a no through road location. The property would be ideal for the first time buyer and is available for sale with no upward chain. Reader Street lies close to Spondon village and an early viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- lounge, dining room and kitchen. To the first floor the passaged landing provides access to two bedrooms and bathroom with a three piece suite. Outside, there is a garden area 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:

Dining/Sitting Room: (14'0" x 10'7") 4.27 x 3.23

Lounge: (12'0" x 10'8") 3.66 x 3.25

Kitchen: (11'3" x 6'4") 3.43 x 1.93

First Floor Passaged Landing:

Double Bedroom One: (11'6" x 9'7") 3.51 x 2.92

Double Bedroom: (13'10" x 7'4") 4.22 x 2.24

Bathroom (With A Three Piece Suite): (7'10" x 6'4") 2.39 x 1.93

Outside:

There is a shared entry to the side elevation leading to the rear garden having a paved patio area, fenced boundaries, garden shed and two attached outhouses.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY47802		

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)

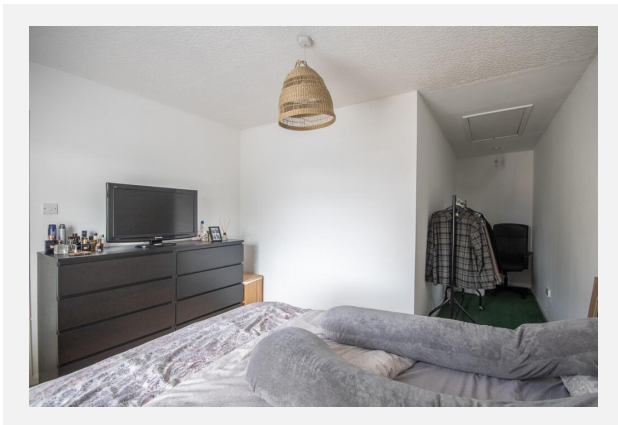
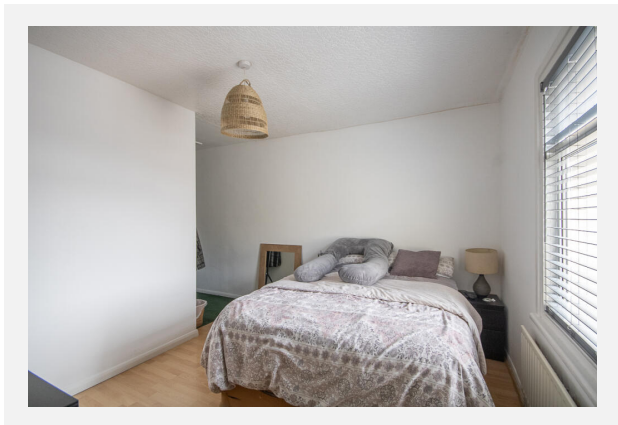
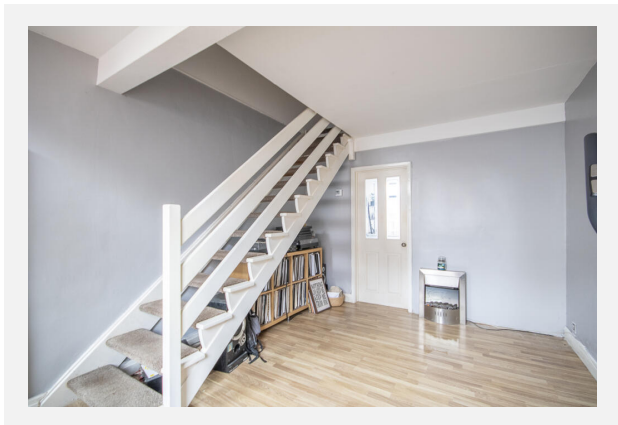
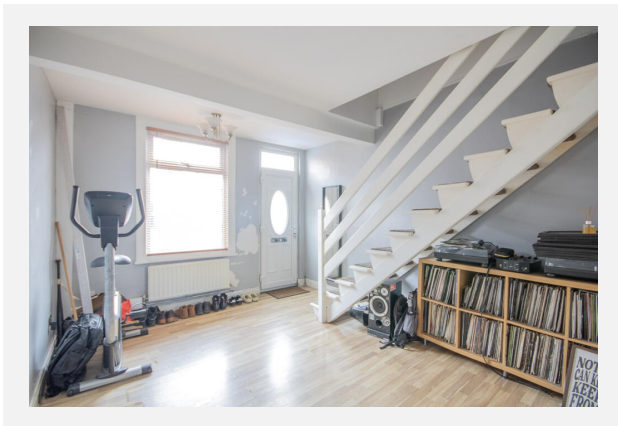
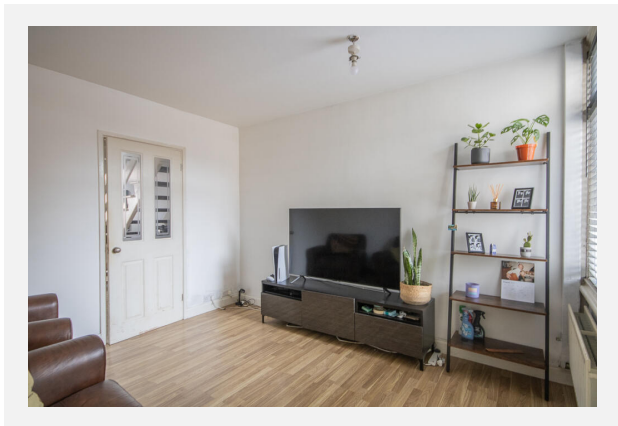
13 mb/s	70 mb/s	1000 mb/s

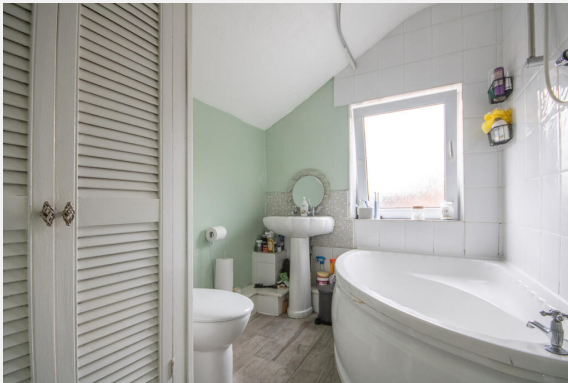
Mobile Coverage: (based on calls indoors)



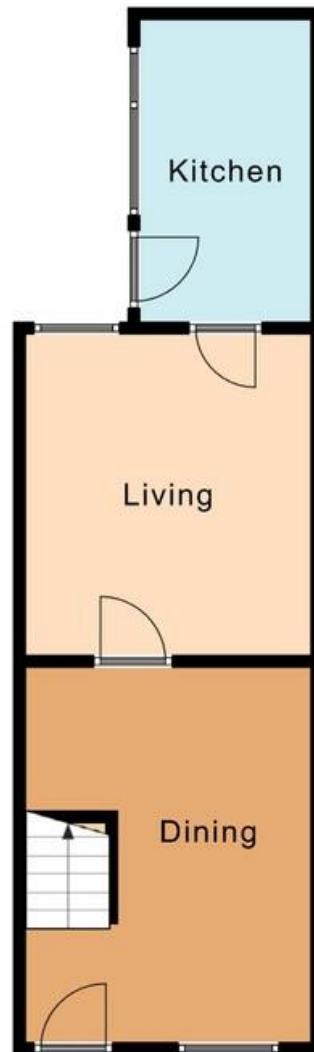
Satellite/Fibre TV Availability:



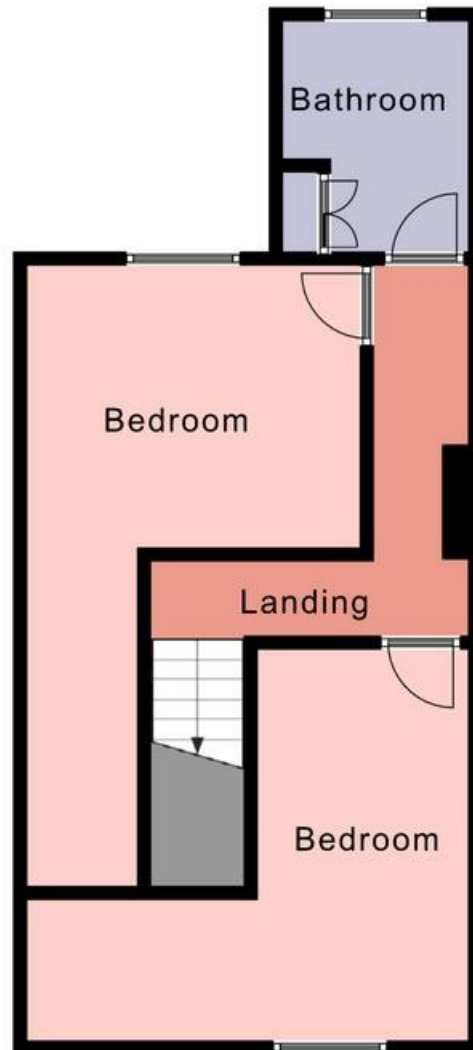




READER STREET, SPONDON, DERBY, DE21



READER STREET, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

D

Valid until 19.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

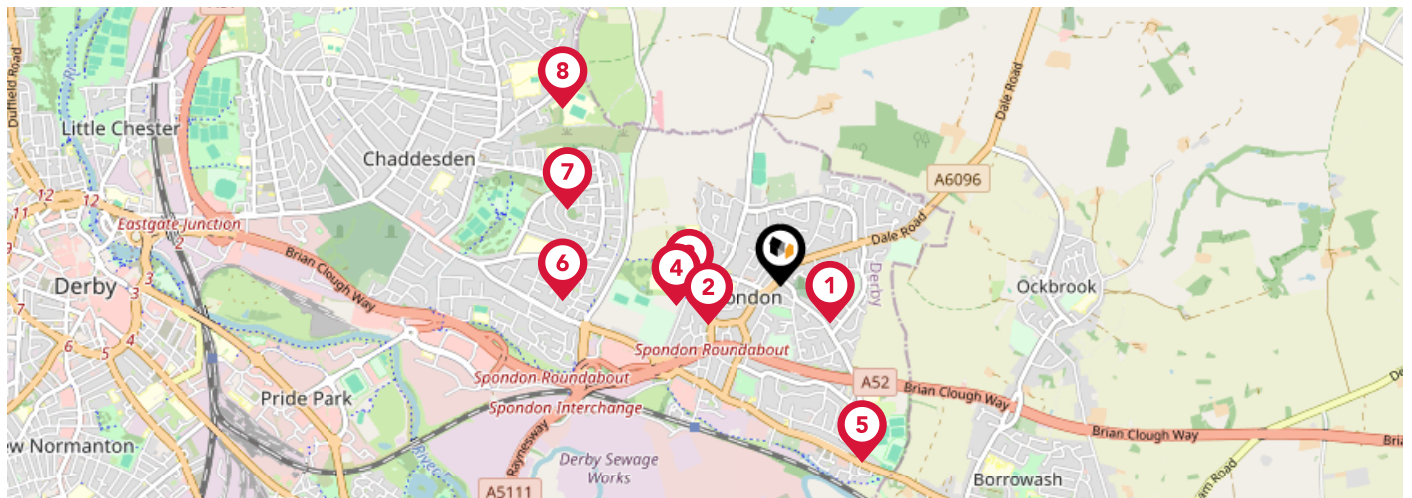
Property

EPC - Additional Data

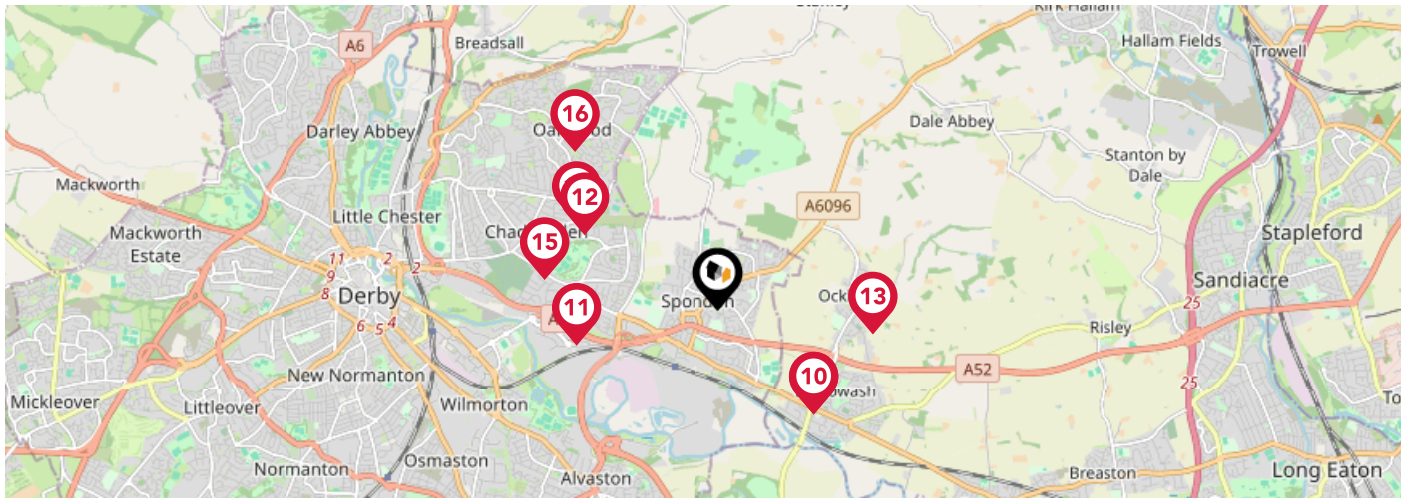


Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
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, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	72 m ²

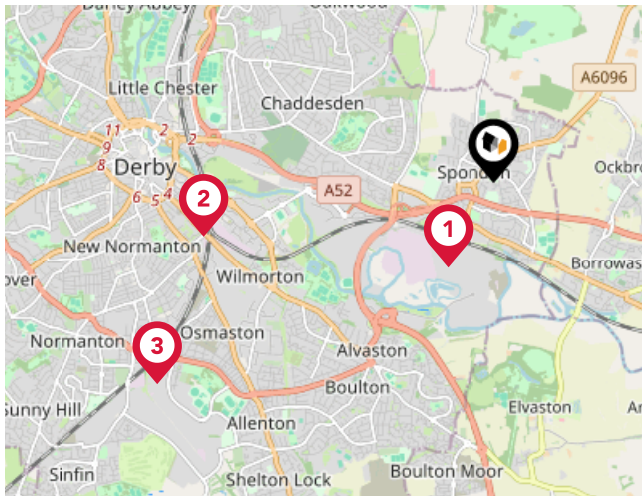


		Nursery	Primary	Secondary	College	Private
1	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 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: 343 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1464 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: Requires improvement Pupils: 224 Distance:0.87	<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: 631 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: Requires improvement Pupils: 262 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



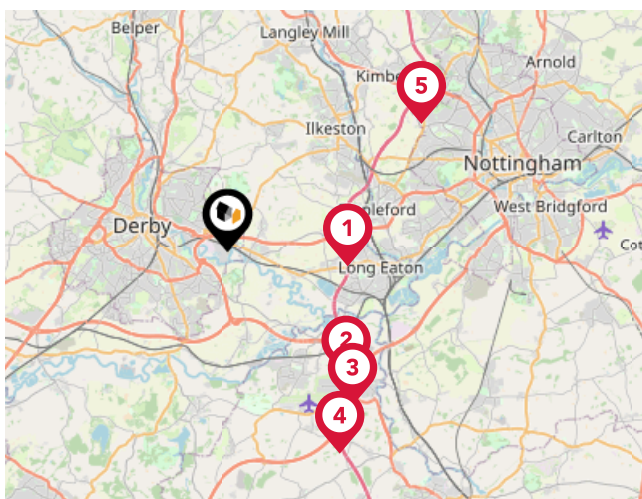
		Nursery	Primary	Secondary	College	Private
9	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Parkview Primary School Ofsted Rating: Good Pupils: 231 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



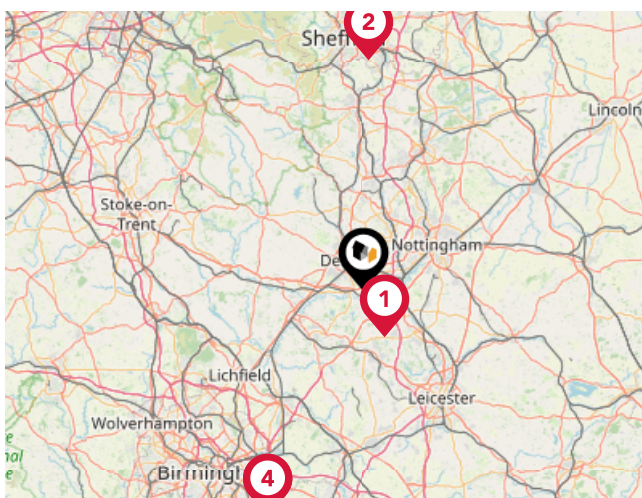
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.86 miles
2	Derby Rail Station	2.63 miles
3	Peartree Rail Station	3.5 miles



Trunk Roads/Motorways

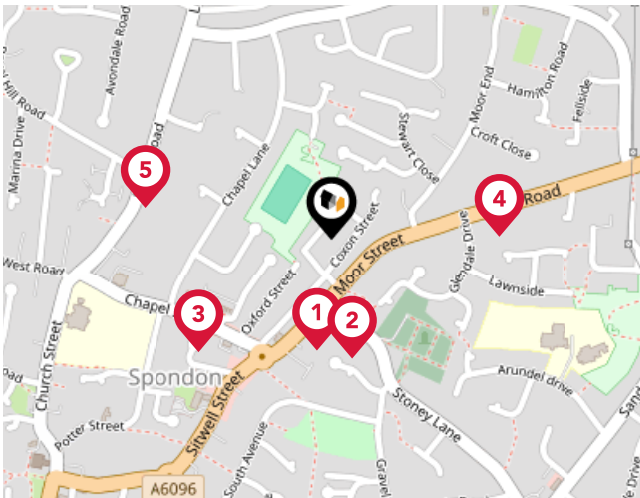
Pin	Name	Distance
1	M1 J25	4.28 miles
2	M1 J24A	6.18 miles
3	M1 J24	7.06 miles
4	M1 J23A	8.29 miles
5	M1 J26	8.27 miles



Airports/Helipads

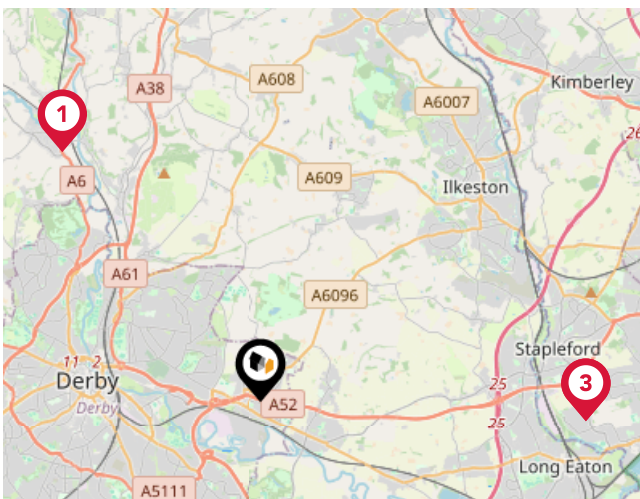
Pin	Name	Distance
1	East Midlands Airport	7.35 miles
2	Sheffield City Airport	32.68 miles
3	Birmingham International Airport Terminal 1	35.34 miles
4	Birmingham International Airport	35.34 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.12 miles
2	Stoney Lane Cemetery	0.13 miles
3	Chapel Street Shops	0.19 miles
4	Glendale Drive	0.19 miles
5	Royal Hill Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.72 miles
2	Tram Park & Ride	5.81 miles
3	Toton Lane Tram Stop	5.81 miles



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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.

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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.

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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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