

Hannells
A Moving Experience

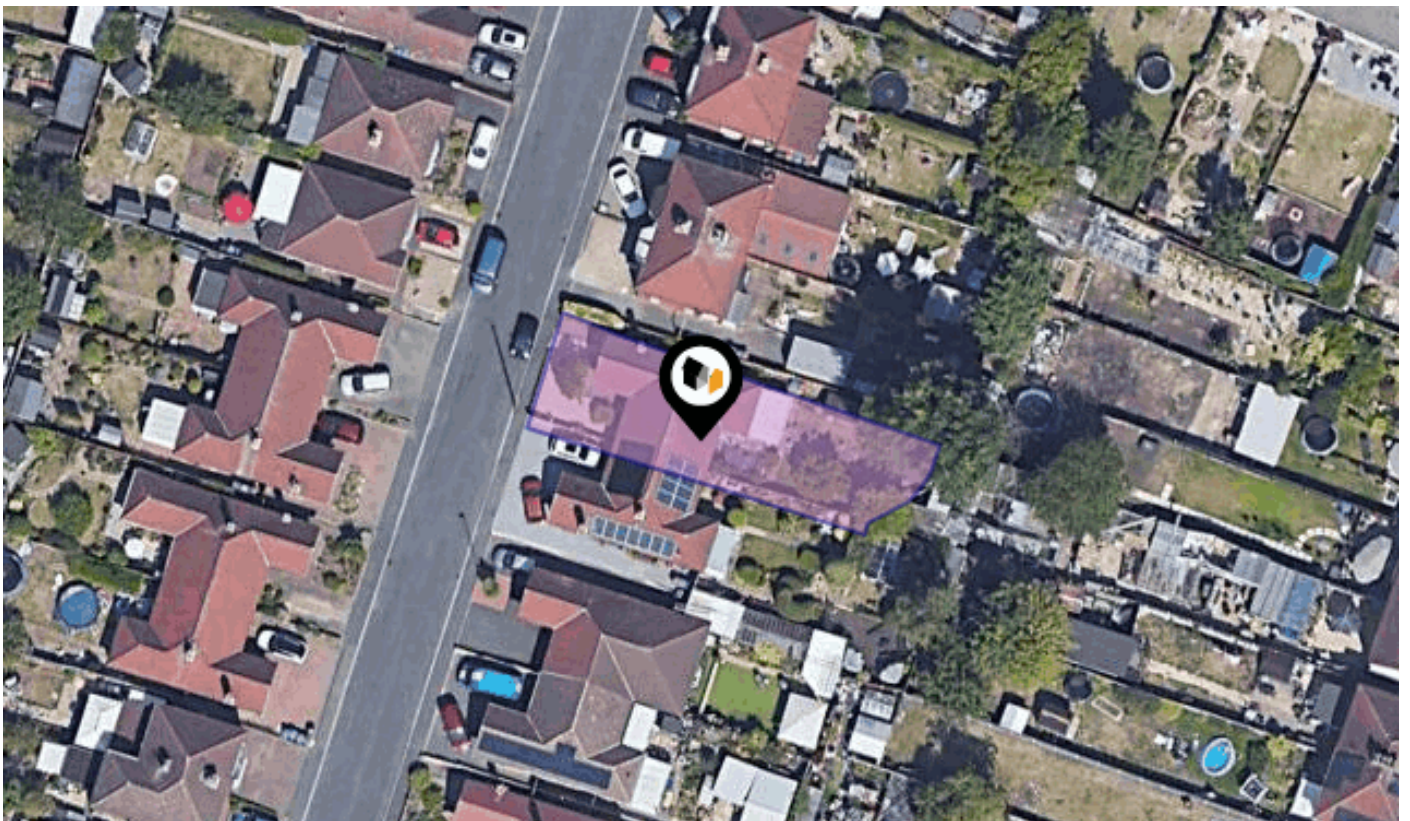


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th August 2024



VANCOUVER AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well Maintained And Presented Semi Detached Home
- > Two Double Bedrooms, Two Reception Rooms
- > Potential For Off Road Parking Mature Gardens
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A traditional, well maintained and presented two double bed roomed semi detached bungalow occupying a popular no through road location close to road links and Spondon village. The property offers well proportioned accommodation benefits from mature gardens, potential for off road parking and viewing is recommended.

The accommodation is supplemented by electric storage heating, double glazing and briefly comprises:- reception hallway, living room, dining/sitting room, kitchen, conservatory, two double bedrooms and bathroom with a three piece suite. Outside, there are mature gardens and potential for off road parking. Vancouver Avenue is well situated for Spondon village and its range of 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

Reception Hallway:

Dining/Sitting Room: (12'0" x 11'0") 3.66 x 3.35

Kitchen: (10'1" x 6'11") 3.07 x 2.11

Conservatory: (10'11" x 8'0") 3.33 x 2.44

Living Room: (14'1" x 10'1") 4.29 x 3.07

Double Bedroom One: (10'0" x 9'1") 3.05 x 2.77

Double Bedroom Two: (12'1" x 12'0") 3.68 x 3.66

Bathroom: (7'1" x 5'1") 2.16 x 1.55

Outside:

There are gardens to both front and rear elevations, the front has potential to provide off-road parking (no drop kerb). Gated access to the side elevation leads to the enclosed rear garden having two lawned areas, shrubs, trees and two garden sheds.

Property Overview



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 624 ft² / 58 m²
Plot Area: 0.07 acres
Year Built : 1930-1949
Council Tax : Band B
Annual Estimate: £1,639
Title Number: DY317828

Tenure: Freehold

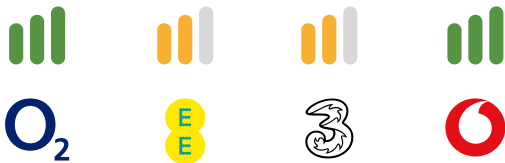
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:









VANCOUVER AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DE21

Energy rating

E

Valid until 08.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #2ca02c; color: white; padding: 5px; display: inline-block;"> 85 B </div>
69-80	C		
55-68	D		
39-54	E	<div style="background-color: #ff7f0e; color: white; padding: 5px; display: inline-block;"> 41 E </div>	
21-38	F		
1-20	G		

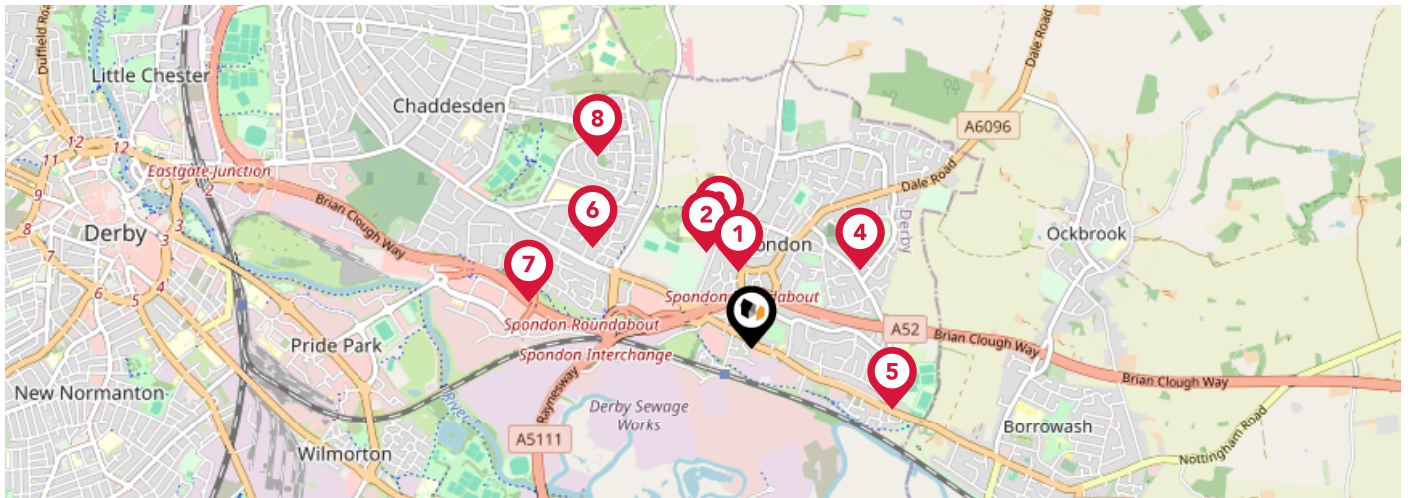
Property

EPC - Additional Data

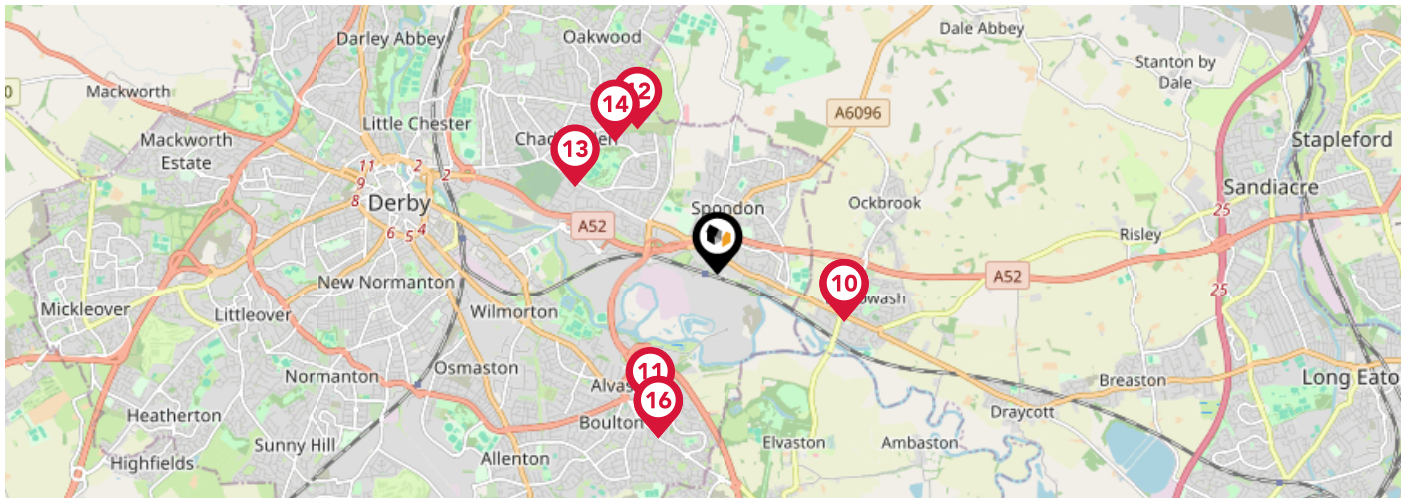


Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	58 m ²

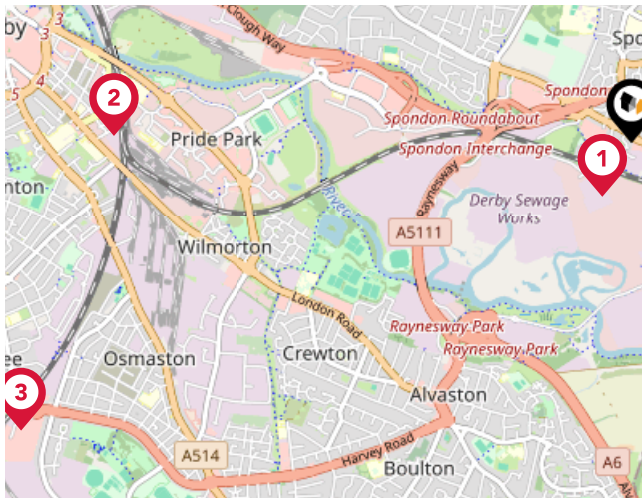


		Nursery	Primary	Secondary	College	Private
1	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.69	<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:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



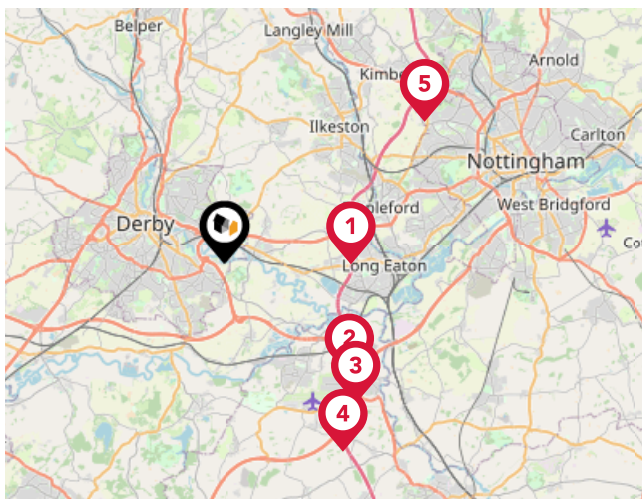
		Nursery	Primary	Secondary	College	Private
9	Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 328 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Alvaston Junior Academy Ofsted Rating: Good Pupils: 330 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



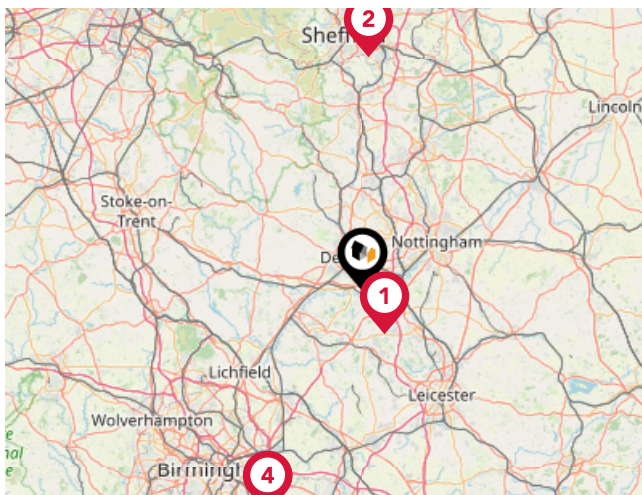
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.28 miles
2	Derby Rail Station	2.31 miles
3	Peartree Rail Station	3.02 miles



Trunk Roads/Motorways

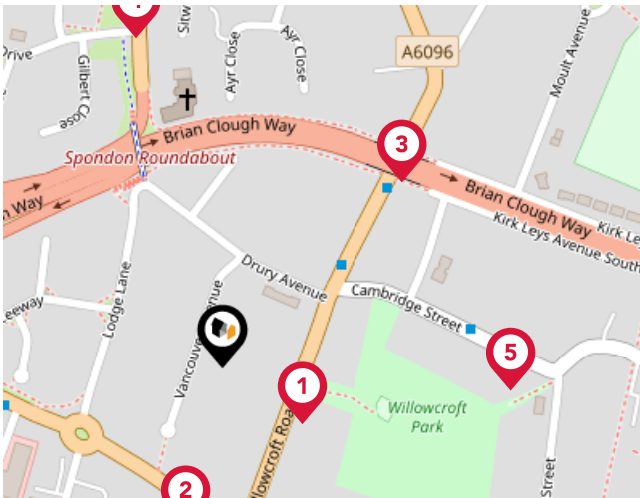
Pin	Name	Distance
1	M1 J25	4.52 miles
2	M1 J24A	6.01 miles
3	M1 J24	6.85 miles
4	M1 J23A	7.98 miles
5	M1 J26	8.79 miles



Airports/Helipads

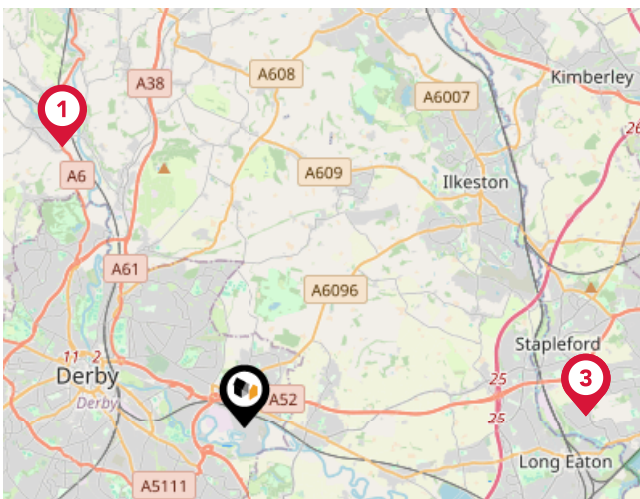
Pin	Name	Distance
1	East Midlands Airport	7 miles
2	Sheffield City Airport	33.21 miles
3	Birmingham International Airport Terminal 1	34.75 miles
4	Birmingham International Airport	34.75 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Willowcroft Road	0.05 miles
2	Lodge Lane	0.09 miles
3	By-pass Bridge	0.14 miles
4	Gascoigne Drive	0.19 miles
5	Kirk Leys Avenue South	0.16 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.98 miles
2	Tram Park & Ride	6.08 miles
3	Toton Lane Tram Stop	6.08 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

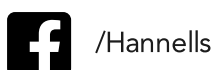


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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