



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th September 2024



CAERNARVON CLOSE, SPONDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Spacious Inner Terrace Property Available With No Upward Chain
- > Requires Modernisation/Improvement
- > Set Back Within An Established Cul-De-Sac
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned inner terrace property set back within an established cul-de-sac location and offered for sale with no upward chain. The property would benefit from a scheme of modernisation/improvement and would create an ideal home for the first time buyer or family home.

The accommodation is supplemented by gas fired central heating, double glazing and in brief the accommodation comprises:- reception hallway, cloakroom/WC, spacious lounge/dining room and kitchen. To the first floor the landing provides access to three bedrooms and bathroom. Outside, there are gardens to both front and rear elevations, the front has the benefit of an attached store. There is communal parking within the cul-de-sac.

Caernarvon Close is an established cul-de-sac location being well situated for Spondon and its range of amenities including shops, schools and transport links together with excellent road links with the A52, M1 motorway and A50 respectively.

Room Measurement & Details

Reception Hallway:

Cloakroom/WC:

Kitchen: (10'9" x 6'9") 3.28 x 2.06

Lounge/Dining Room: (16'9" x 12'2") 5.11 x 3.71

First Floor Landing:

Bedroom One: (11'4" x 10'2") 3.45 x 3.10

Bedroom Two: (10'1" x 9'5") 3.07 x 2.87

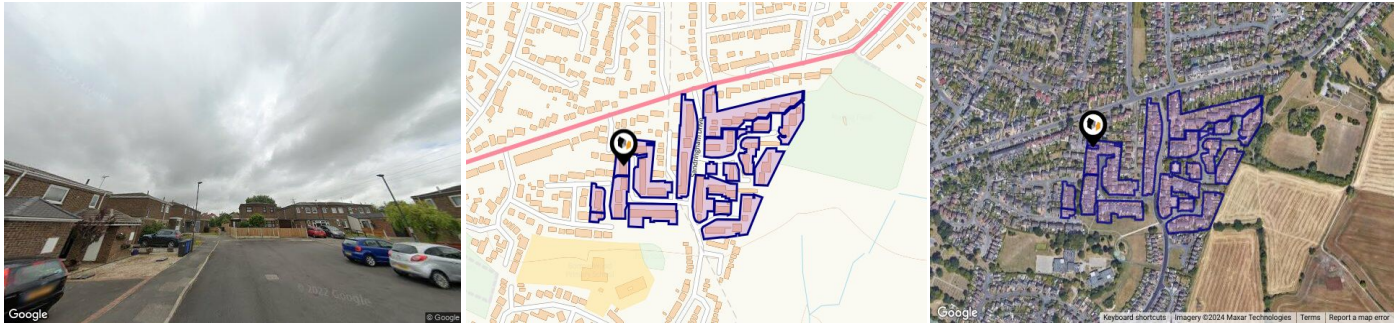
Bedroom Three: (8'0" x 6'6") 2.44 x 1.98

Bathroom: (6'6" x 5'5") 1.98 x 1.65

Outside:

There is a small garden to the front elevation with an attached outhouse. There is a garden area to the rear elevation and there is an allocated parking space within Caernarvon Close.

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	10.69 acres		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY107348		

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)

7 mb/s	35 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



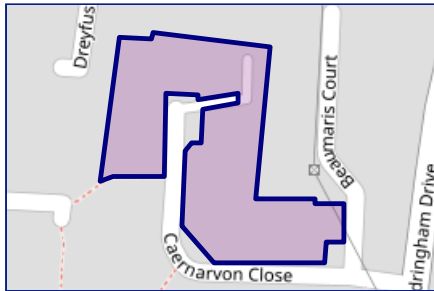
Satellite/Fibre TV Availability:



Property Multiple Title Plans

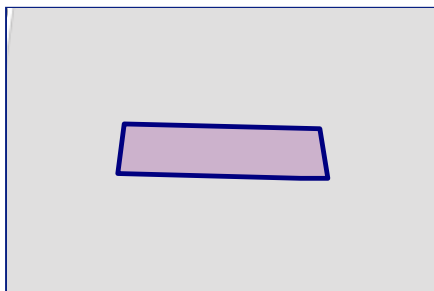


Multiple Freehold Title Plans Detected



DY107348

Multiple Freehold Title Plans Detected

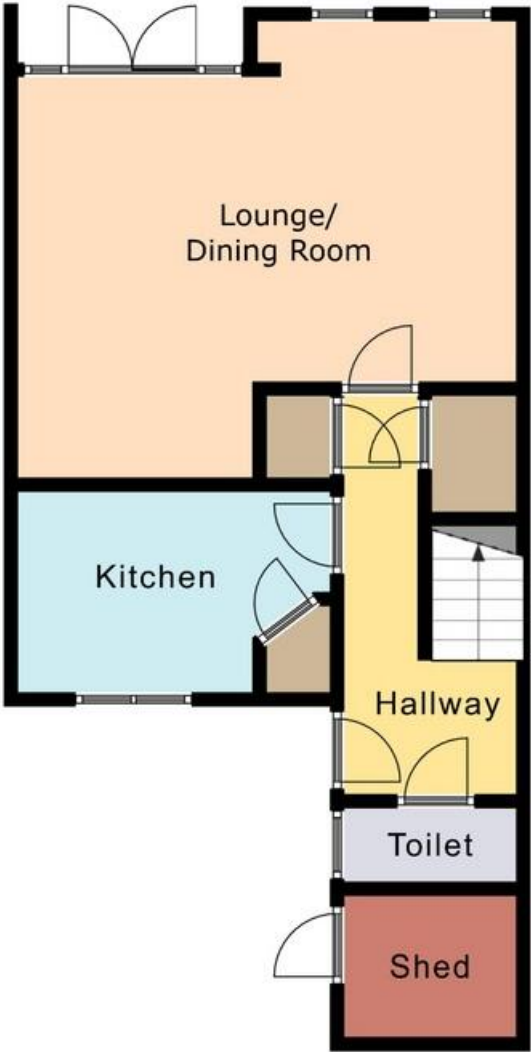


DY108175

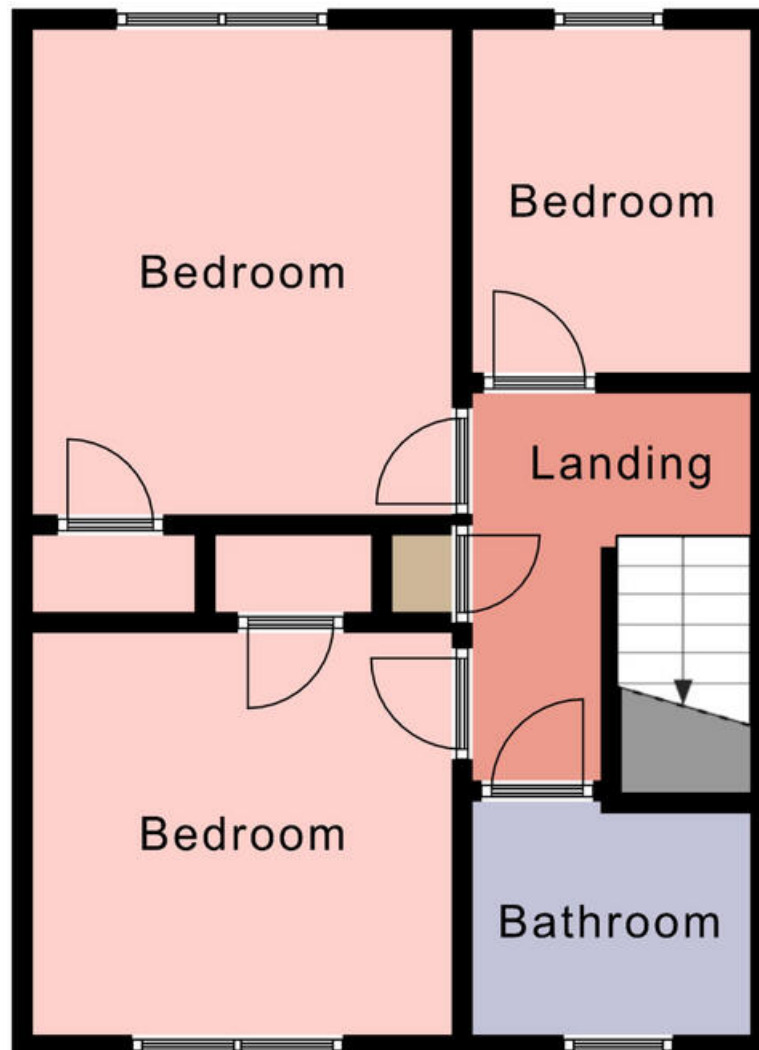




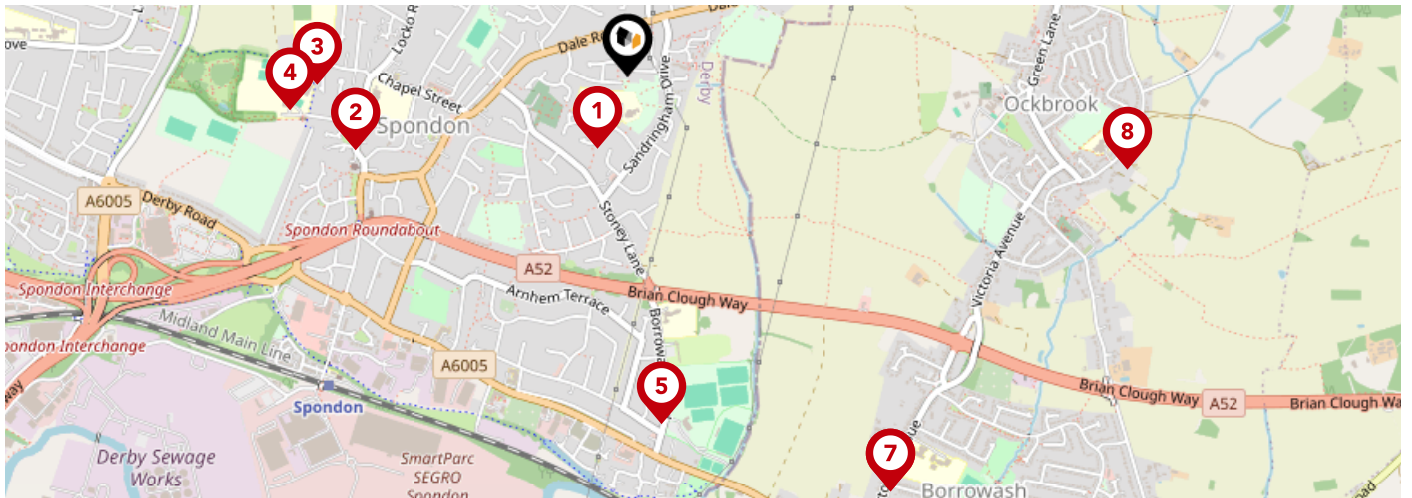
CAERNARVON CLOSE, SPONDON, DERBY, DE21



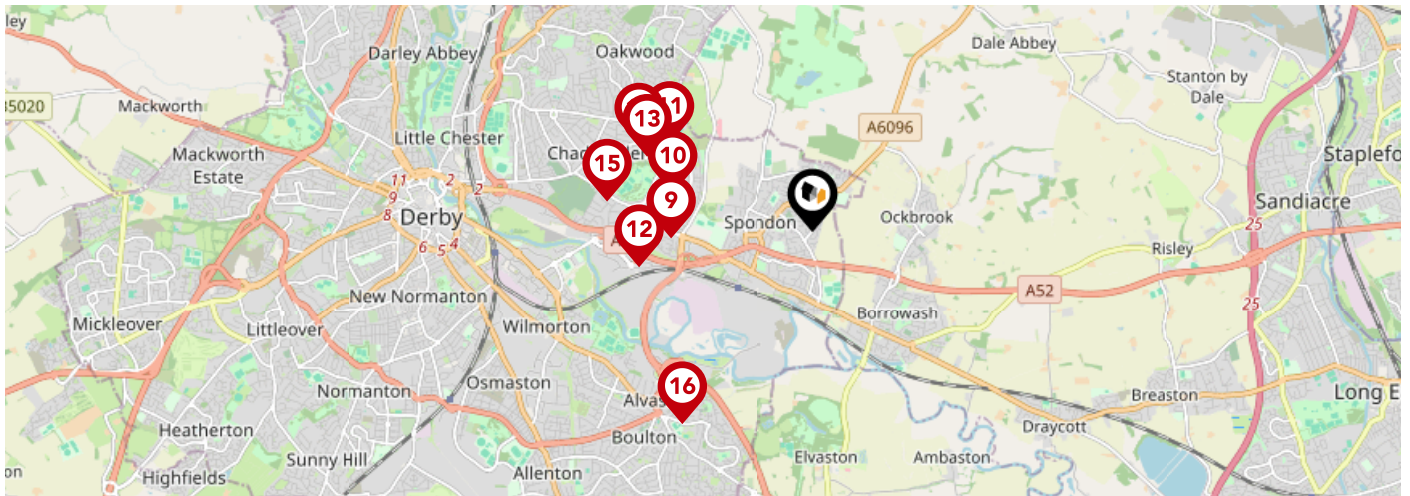
CAERNARVON CLOSE, SPONDON, DERBY, DE21



Area Schools

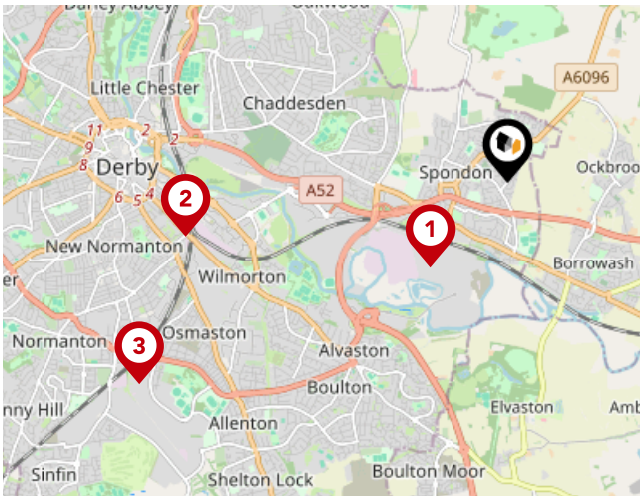


	Nursery	Primary	Secondary	College	Private
<p>1 Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 West Park School Ofsted Rating: Good Pupils: 1464 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



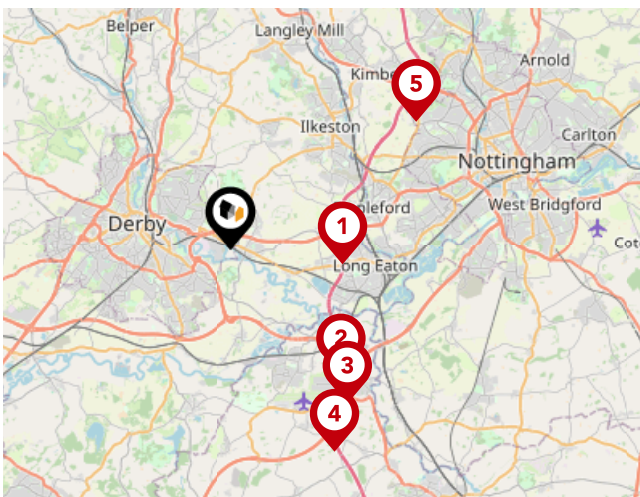
		Nursery	Primary	Secondary	College	Private
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 631 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



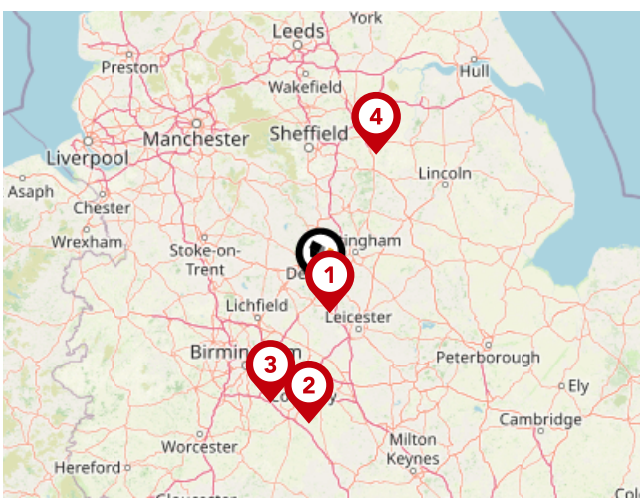
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	1.02 miles
2	Derby Rail Station	2.91 miles
3	Peartree Rail Station	3.74 miles



Trunk Roads/Motorways

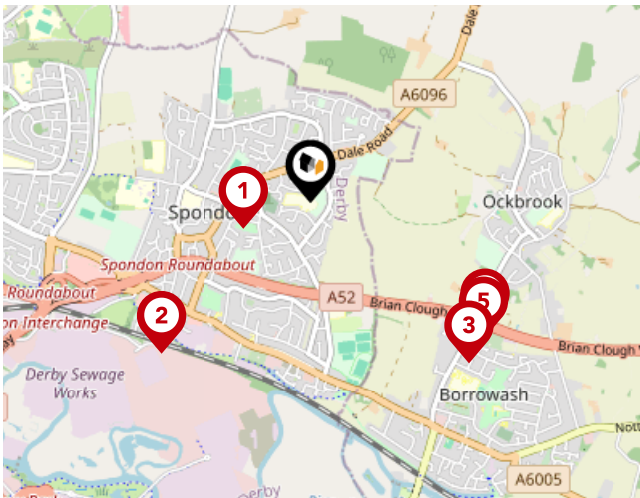
Pin	Name	Distance
1	M1 J25	4 miles
2	M1 J24A	5.98 miles
3	M1 J24	6.88 miles
4	M1 J23A	8.15 miles
5	M1 J26	8.04 miles



Airports/Helipads

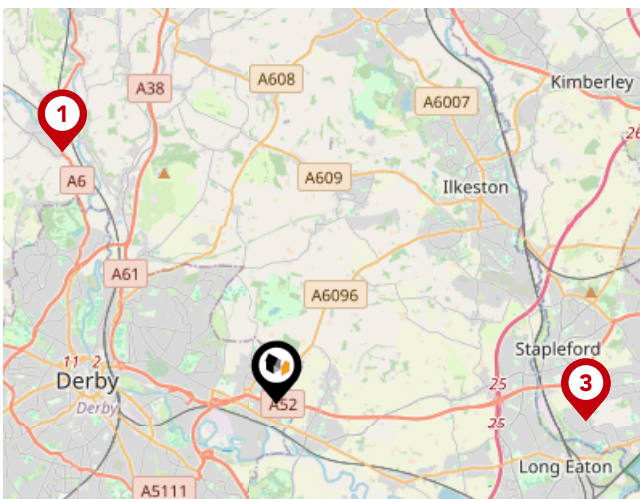
Pin	Name	Distance
1	East Mids Airport	7.23 miles
2	Baginton	38.56 miles
3	Birmingham Airport	35.44 miles
4	Finningley	41.72 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoney Lane	0.32 miles
2	The Moon	0.95 miles
3	Field Close	1.01 miles
4	Victoria Avenue	0.97 miles
5	Gordon Lacey Hall	0.98 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.91 miles
2	Tram Park & Ride	5.53 miles
3	Toton Lane Tram Stop	5.53 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



/hannells



/hannellsestateagents



/company/hannells-estate-agents

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.



Contains public sector information licensed under the Open Government License v3.0

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.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

