

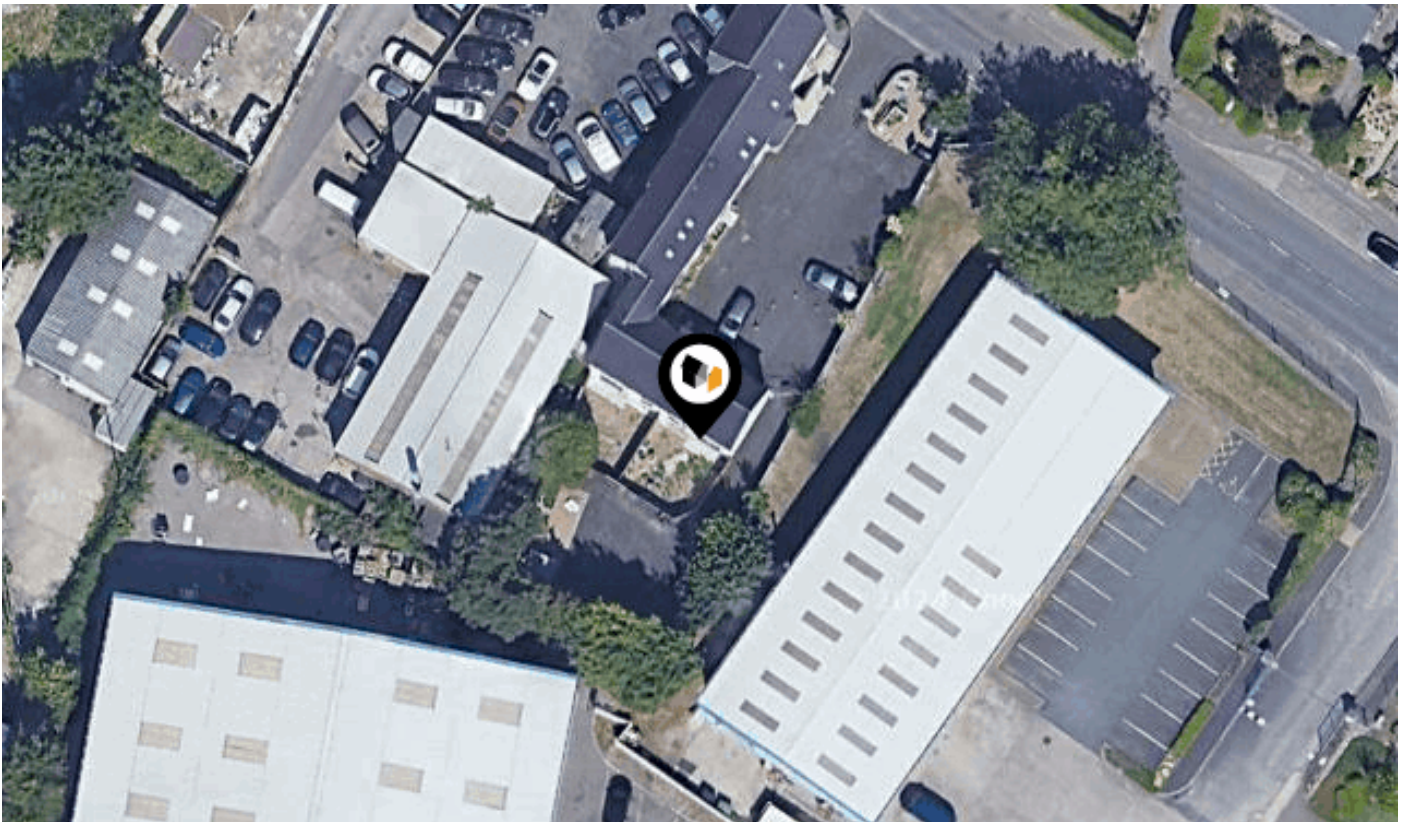


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th July 2024



NOTTINGHAM ROAD, SPONDON, DERBY, DE21

Hannells

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Useful Information:

- > Converted Three-Bedroomed Semi-Detached Home
- > Available With No Upward Chain
- > Open Plan Living/Dining/Kitchen
- > EPC Rating C, Standard Construction
- > Council Tax Band C, Freehold

Property Description

An early viewing is recommended of this converted three bedroomed semi-detached home set back from Nottingham Road, ideal for the first time buyer and is available for sale with no upward chain. The property benefits from off road parking for two vehicles to the rear of the property and with access via electric gates (to be fitted).

This contemporary home is ready to move in to and benefits from gas fired central heating (having a combination central heating boiler), UPVC double glazing and briefly comprises:- contemporary entrance door to entrance area with cloaks/wc, storage cupboard and open plan living/dining/fitted kitchen with some integrated appliances and bi-folding doors to the rear garden.

To the first floor the landing provides access to three bedrooms, master bedroom with en-suite shower room and bathroom with a three piece suite. Outside, the property is situated within a small gated development having the benefit of an enclosed garden to the rear and off-road parking for two vehicles.

Nottingham Road is well situated for both Spondon and Borrowash respectively which offer a range of shops, schools and transport links together with excellent access for the A52, M1 motorway and access for the A50 and Nottingham East Midlands Airport. An early viewing is absolutely essential to be appreciated and is available with no upward chain.

Room Measurement & Details

Entrance Area:

Cloakroom/WC:

Open Plan Fitted Kitchen and Living Room: (21'0" x 16'10") 6.40 x 5.13

First Floor Landing:

Master Bedroom: (10'9" x 9'3") 3.28 x 2.82

En-Suite: (7'4" x 3'0") 2.24 x 0.91

Bedroom Two: (10'0" x 7'1") 3.05 x 2.16

Bedroom Three: (7'7" x 6'6") 2.31 x 1.98

Modern Bathroom: (8'1" x 5'5") 2.46 x 1.65

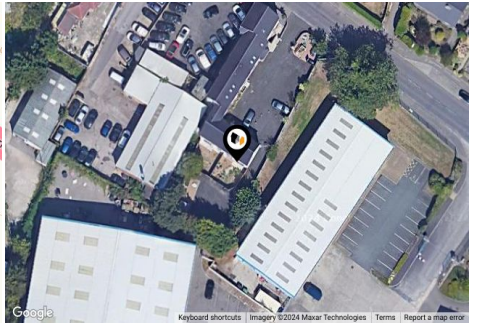
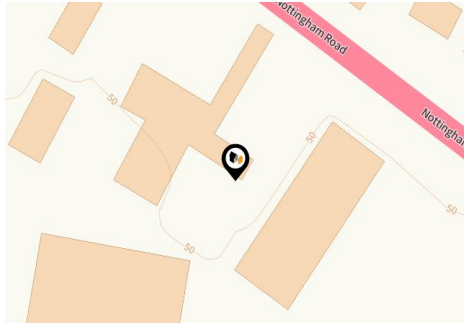
Outside: There is enclosed rear garden which is arranged for ease of maintenance with artificial turf with fenced boundaries. There is off-road parking for two vehicles.

Please Note:

The property is Freehold however there will be a service charge payable due to the property being within a

KFB Key Facts For Buyers

Property Overview



Property

Type: Terraced
Bedrooms: 3
Floor Area: 947 ft² / 88 m²

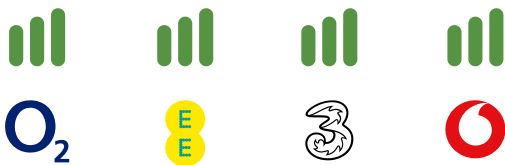
Local Area

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	54 mb/s	- mb/s

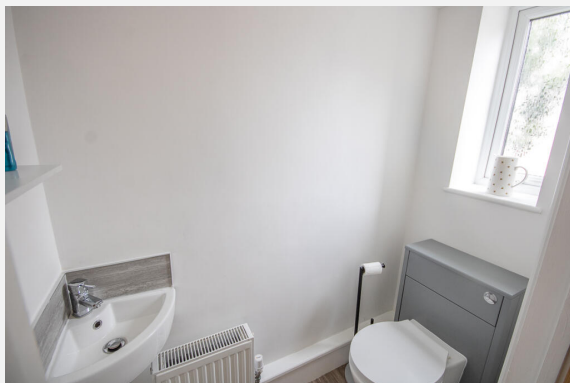
Mobile Coverage: (based on calls indoors)

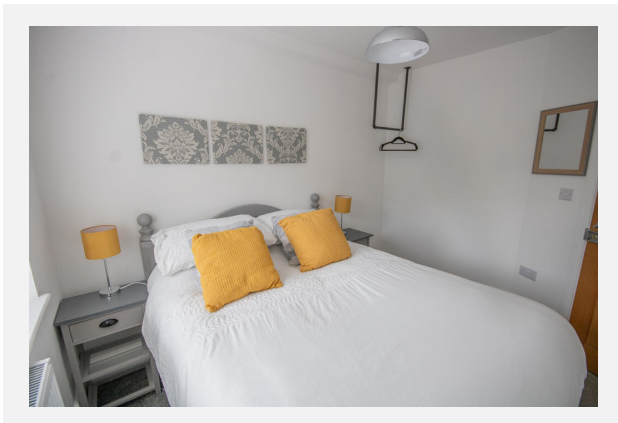
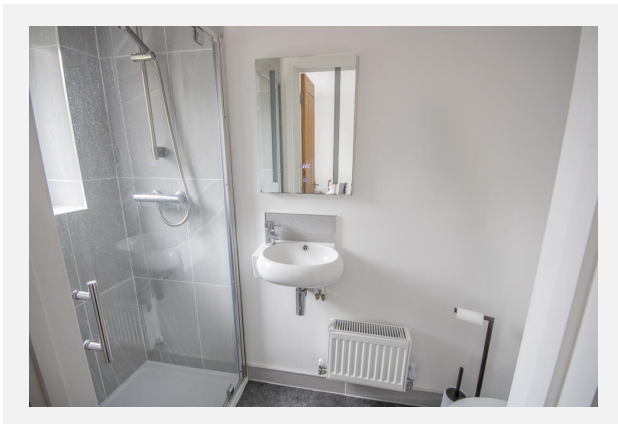
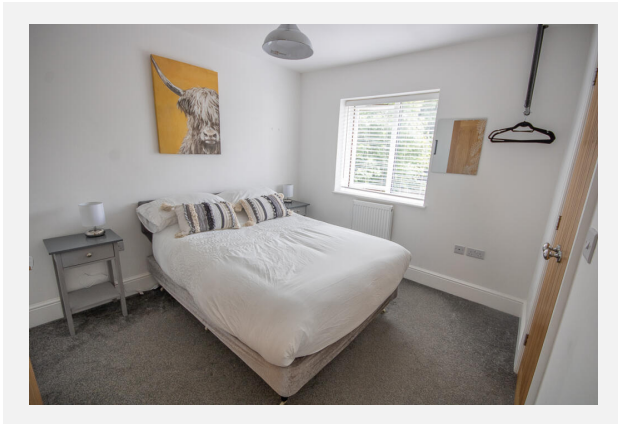
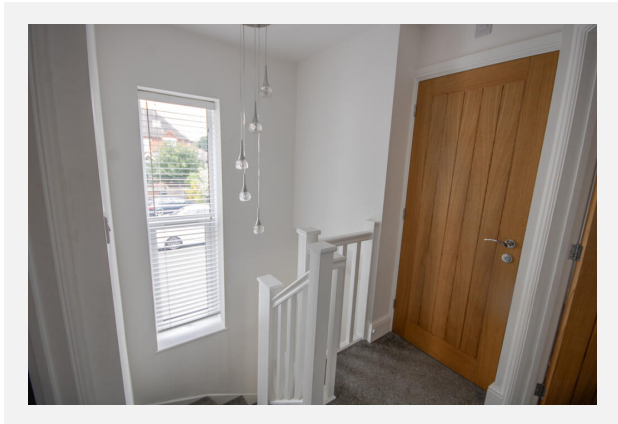


Satellite/Fibre TV Availability:



Gallery Photos

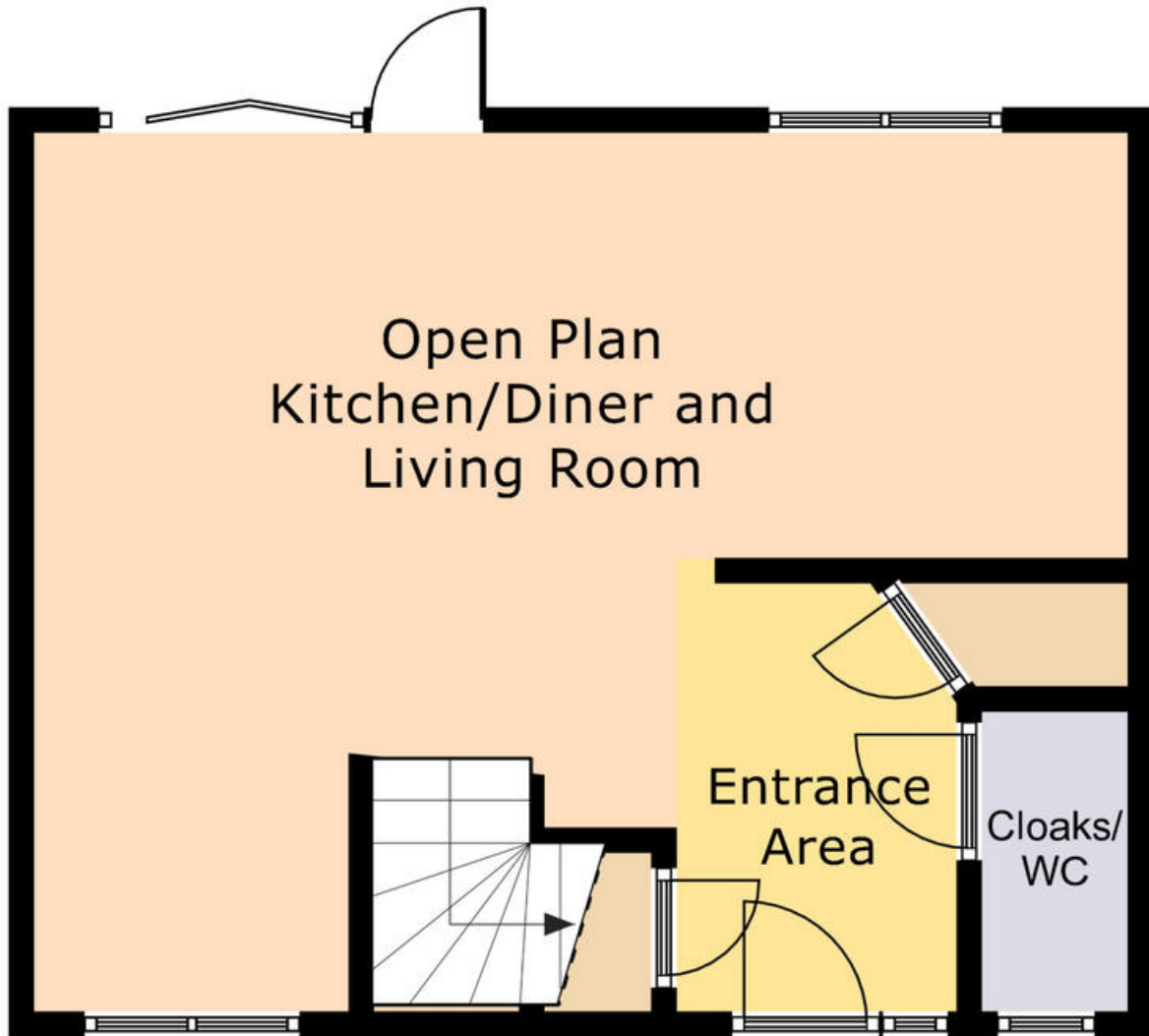




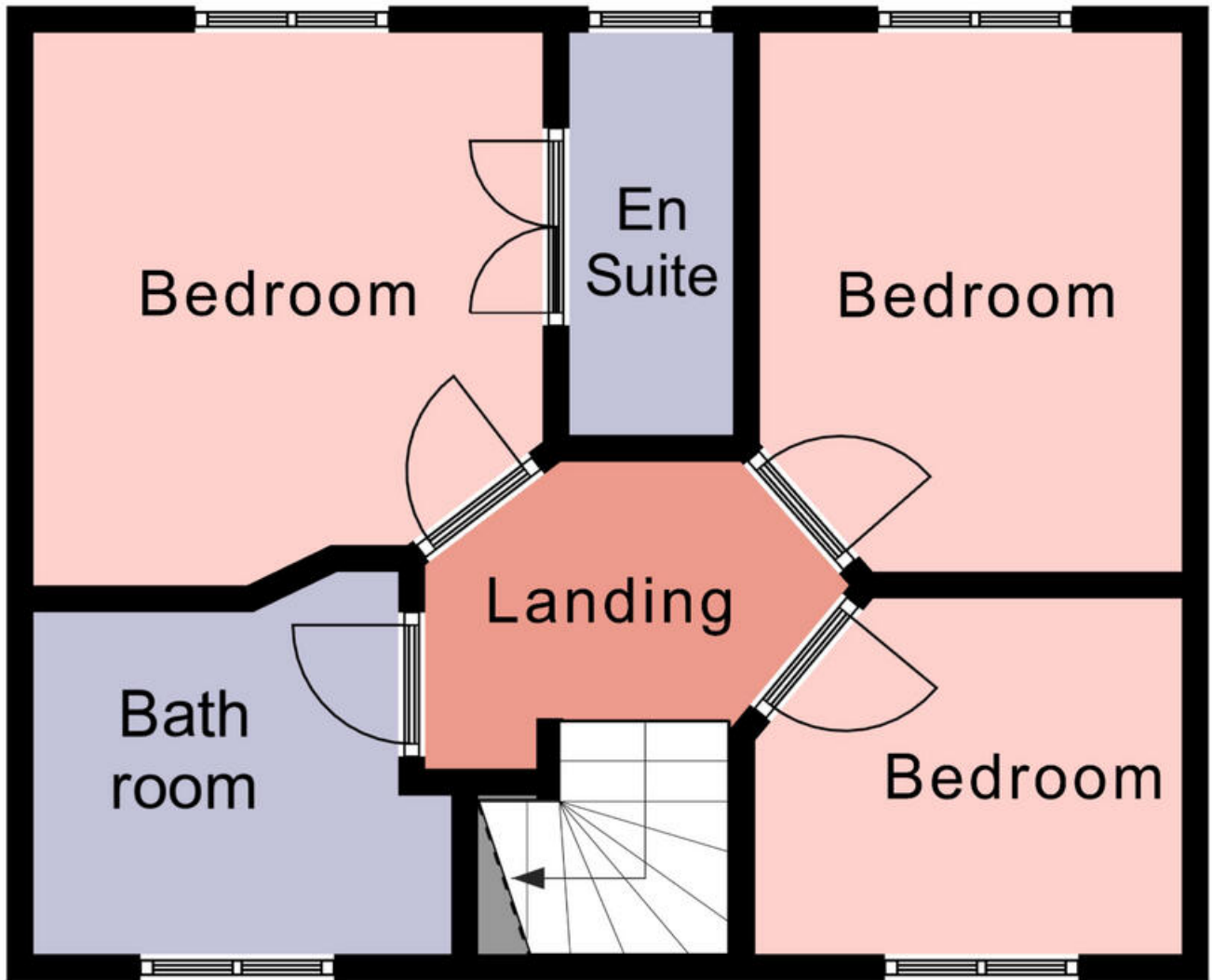
Gallery Photos



NOTTINGHAM ROAD, SPONDON, DERBY, DE21



NOTTINGHAM ROAD, SPONDON, DERBY, DE21



Property EPC - Certificate



Nottingham Road, Spondon, DE21

Energy rating

C

Valid until 25.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

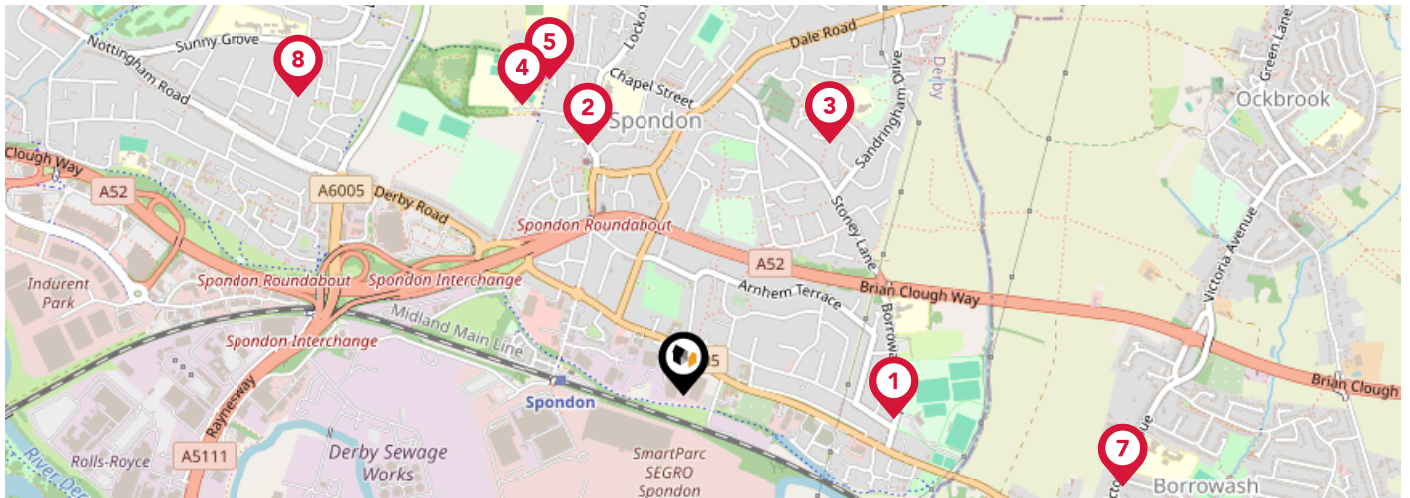
EPC - Additional Data



Additional EPC Data

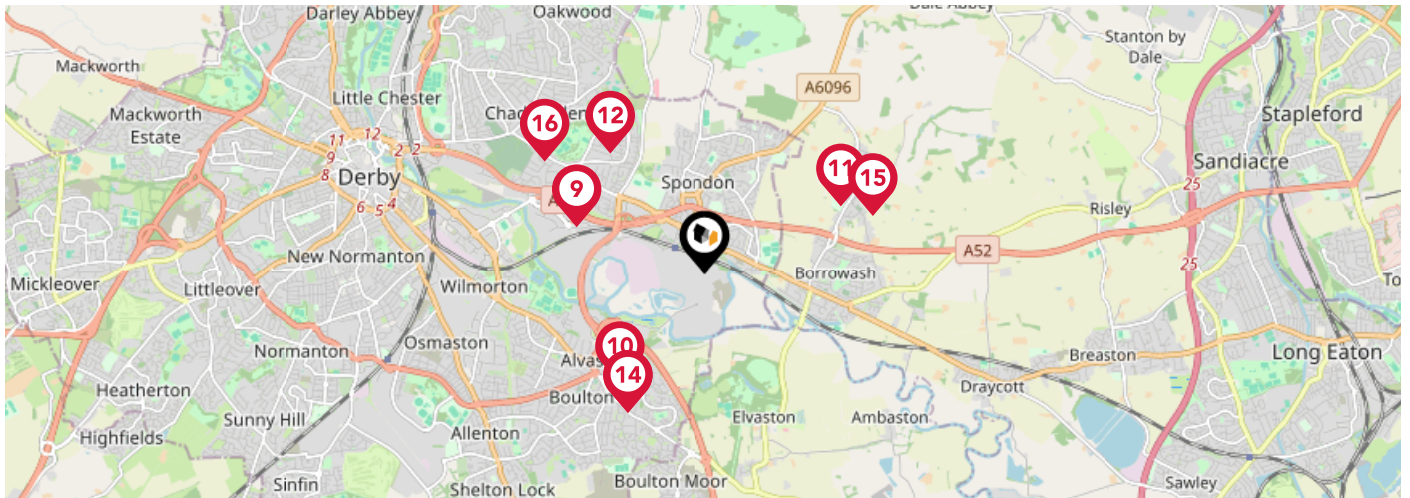
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m ² K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m ² K
Total Floor Area:	88 m ²

Area Schools



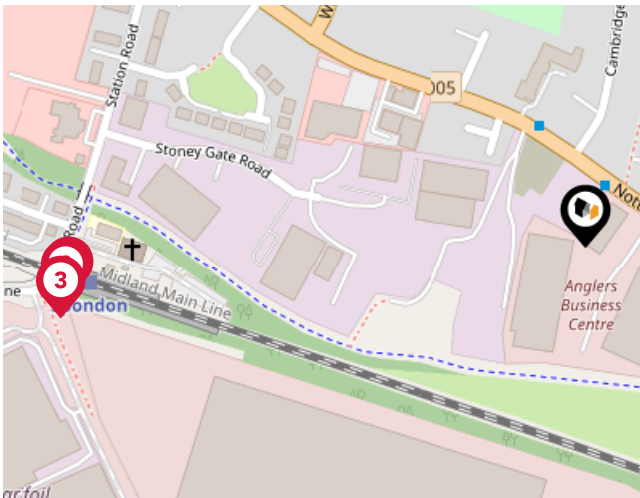
		Nursery	Primary	Secondary	College	Private
1	Asterdale Primary School Ofsted Rating: Good Pupils: 237 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Borrow Wood Primary School Ofsted Rating: Requires Improvement Pupils: 368 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Park School Ofsted Rating: Good Pupils: 1362 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ashbrook Junior School Ofsted Rating: Good Pupils:0 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbrook Infant School Ofsted Rating: Good Pupils: 150 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



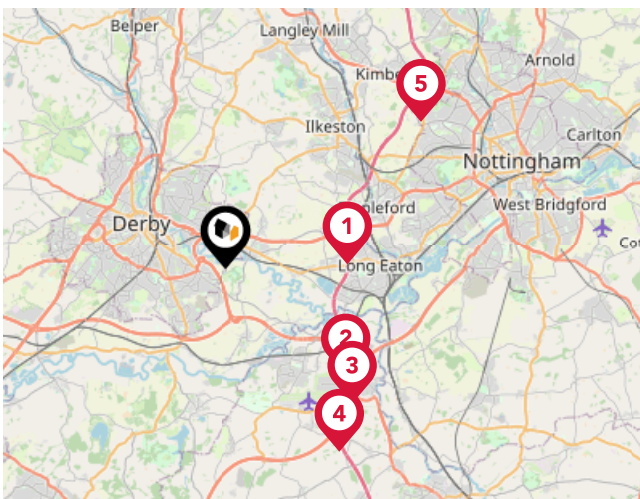
	Nursery	Primary	Secondary	College	Private
<p>9 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 177 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 230 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Ockbrook School Ofsted Rating: Not Rated Pupils: 301 Distance:1.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Alvaston Infant and Nursery School Ofsted Rating: Good Pupils: 320 Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Alvaston Junior Academy Ofsted Rating: Good Pupils: 339 Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Redhill Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



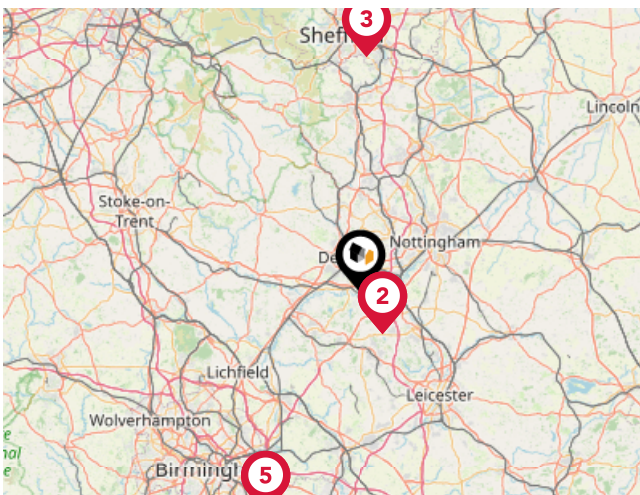
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.29 miles
2	Spondon Rail Station	0.29 miles
3	Spondon Rail Station	0.3 miles



Trunk Roads/Motorways

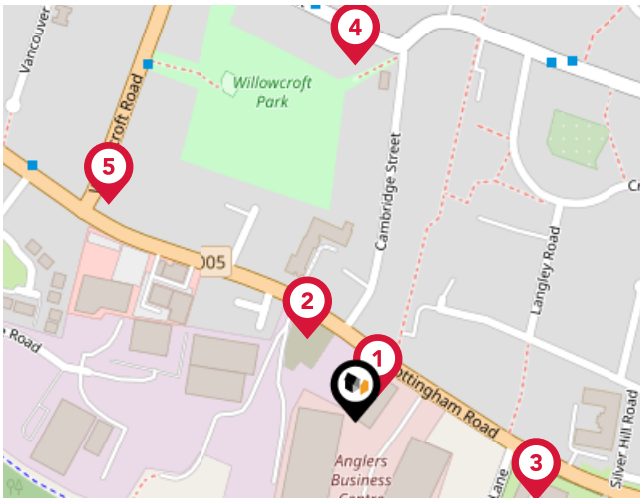
Pin	Name	Distance
1	M1 J25	4.37 miles
2	M1 J24A	5.75 miles
3	M1 J24	6.58 miles
4	M1 J23A	7.72 miles
5	M1 J26	8.78 miles



Airports/Helipads

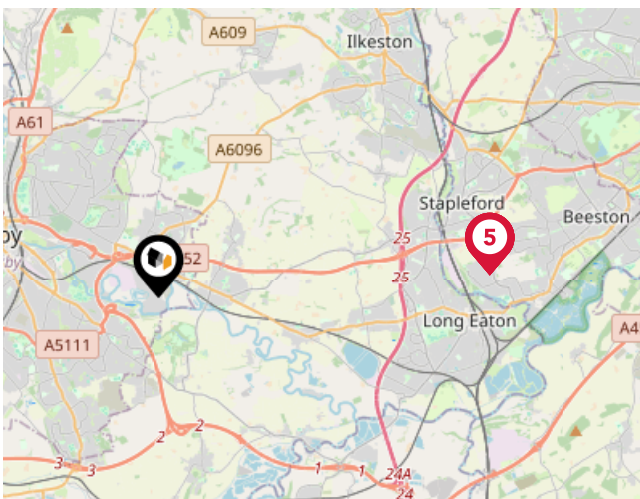
Pin	Name	Distance
1	East Midlands Airport	6.69 miles
2	East Midlands Airport	6.73 miles
3	Sheffield City Airport	33.42 miles
4	Birmingham International Airport Terminal 1	34.62 miles
5	Birmingham International Airport	34.62 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cambridge Street	0.02 miles
2	Cambridge Street	0.05 miles
3	Anglers Arms	0.11 miles
4	Kirk Leys Avenue South	0.2 miles
5	Willowcroft Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Tram Park & Ride	5.93 miles
2	Toton Lane Tram Stop	5.93 miles
3	Tram Park & Ride	5.93 miles
4	Toton Lane Tram Stop	5.93 miles
5	Toton Lane Tram Stop	5.93 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

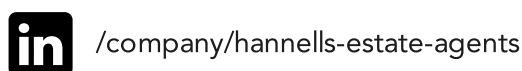
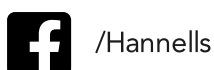


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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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