

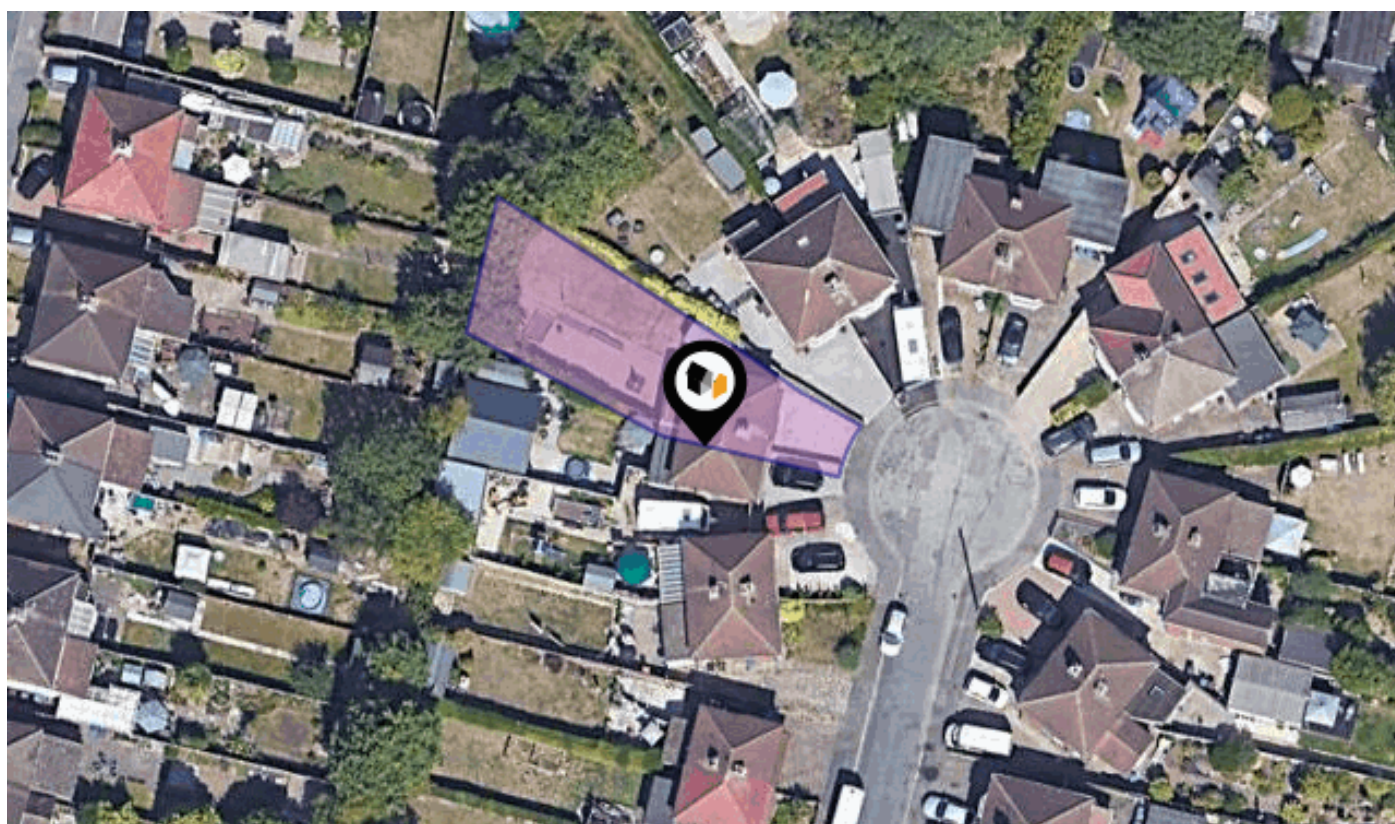


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd January 2025



VINCENT AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Extended Two Bedroomed Semi-Detached Home
- > No Upward Chain, Ideal First Time Buy
- > Off-Road Parking And Good Size Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A traditional bay fronted semi-detached home having been extended to the rear elevation and offered for sale with no upward chain. Ideal for the first time buyer and having neutral decor, gas central heating and double glazing together with off-road parking and a good size rear garden and viewing is recommended. The accommodation briefly comprises:- entrance hallway, spacious through lounge/dining room, fitted kitchen and cloakroom/WC. To the first floor are two bedrooms and bathroom with a three piece suite. Outside, there is a block paved driveway providing off-road parking and a good size rear garden. Vincent Avenue is an established cul-de-sac and is well situated for both Spondon and Borrowash respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway:

Spacious Through Lounge/Dining Room: (21'1" x 11'0") 6.43 x 3.35

Fitted Kitchen: (13'0" x 5'0") 3.96 x 1.52

Cloakroom /WC:

First Floor Landing:

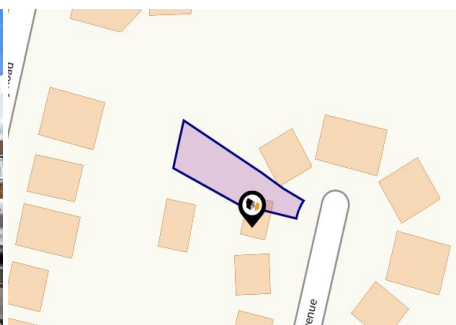
Bedroom One: (11'0" x 10'1") 3.35 x 3.07

Bedroom Two: (9'1" x 8'1") 2.77 x 2.46

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

Outside:

There is a block paved frontage providing off-road parking. Gated access to the side elevation leads to the good-size rear garden having a gravelled and lawned area and enclosed by mature hedgerow and fenced boundaries.



Property




| | |
|------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 2 |
| Floor Area: | 635 ft ² / 59 m ² |
| Plot Area: | 0.07 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band A |
| Annual Estimate: | £1,405 |
| Title Number: | DY41552 |

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 | 80 | 1000 |
| mb/s | mb/s | mb/s |
|  |  |  |

Mobile Coverage:
(based on calls indoors)



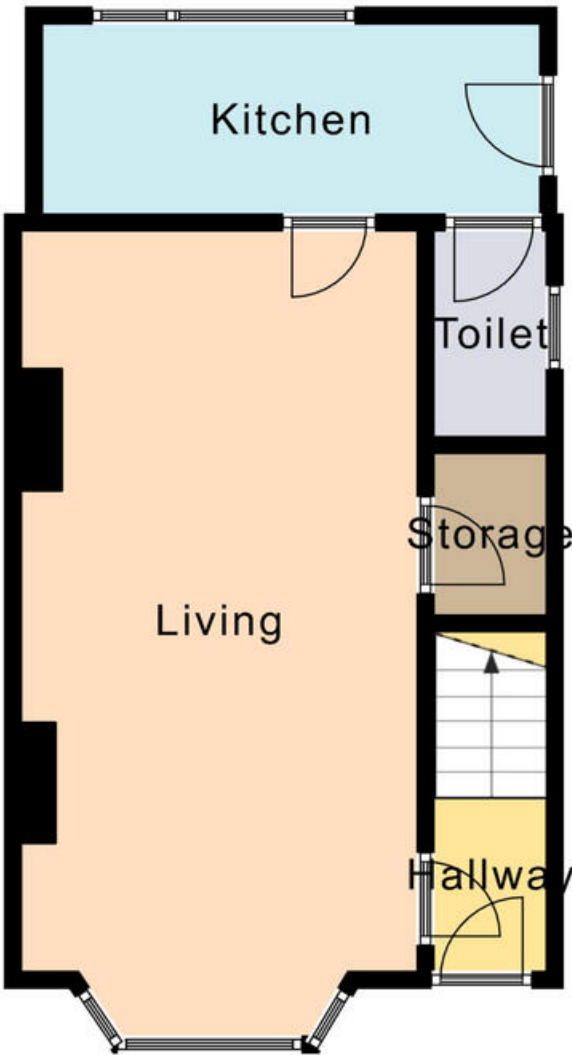
Satellite/Fibre TV Availability:



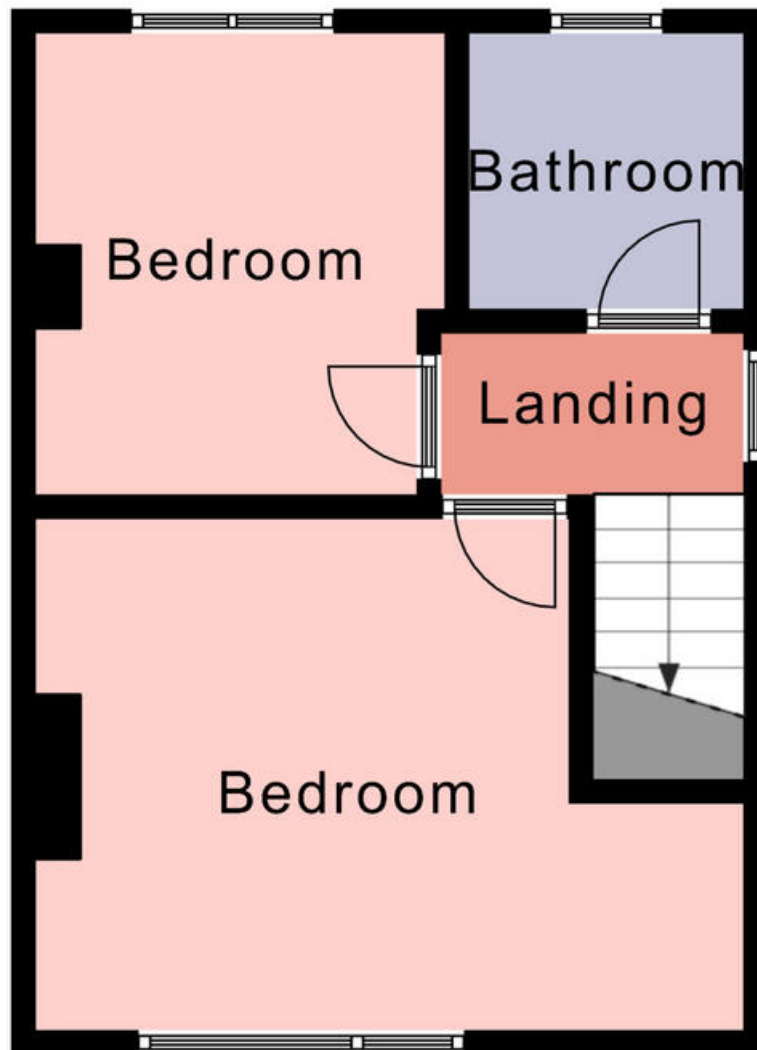




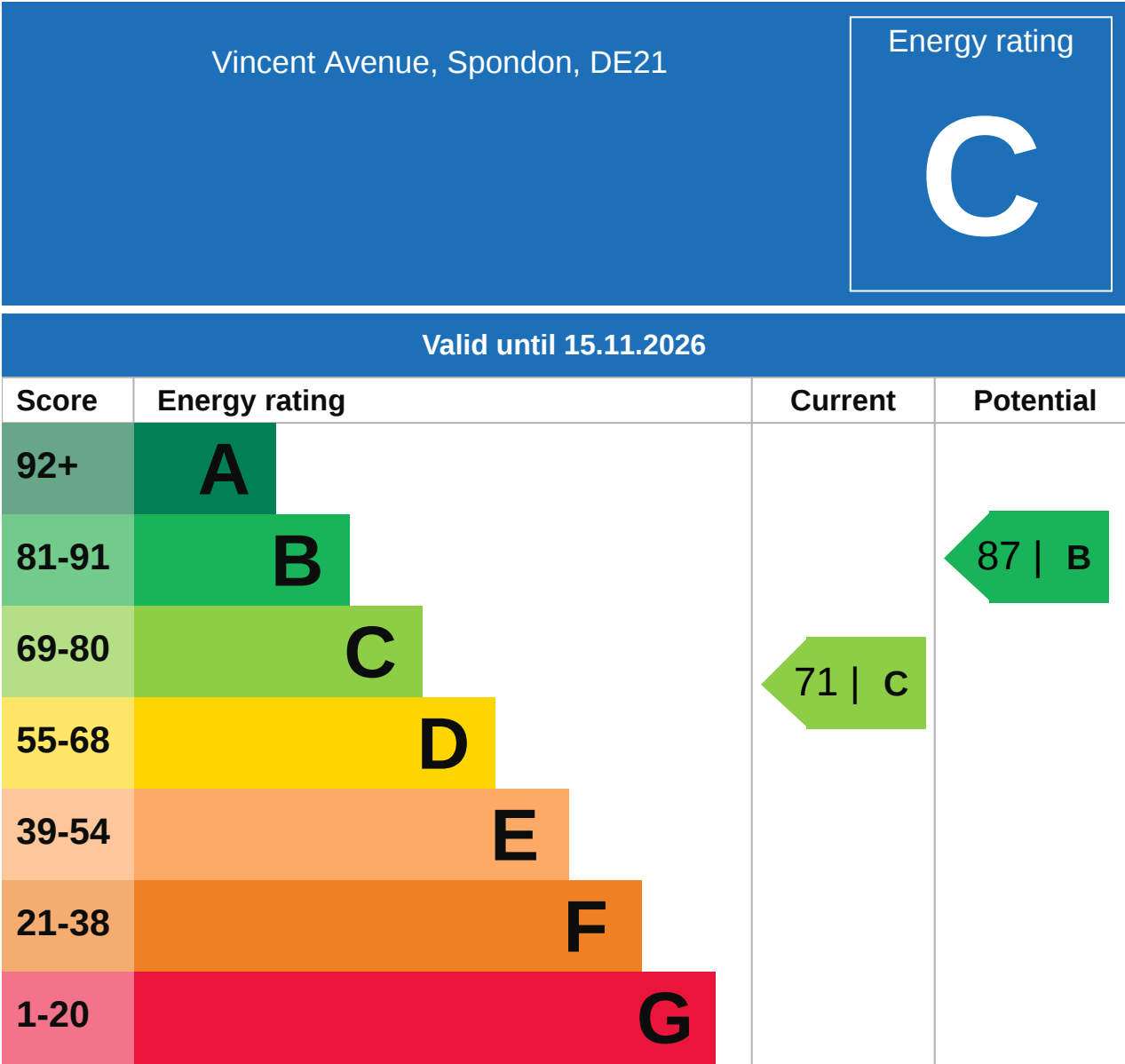
VINCENT AVENUE, SPONDON, DERBY, DE21



VINCENT AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate

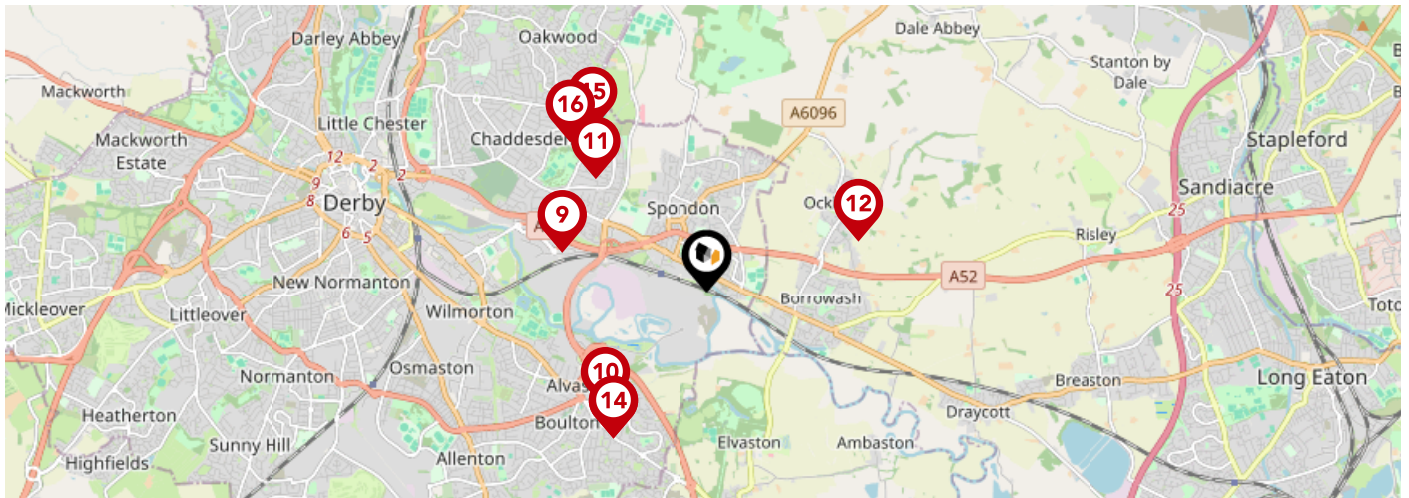


Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 270 mm loft insulation |
| 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: | Solid, no insulation (assumed) |
| Total Floor Area: | 59 m ² |

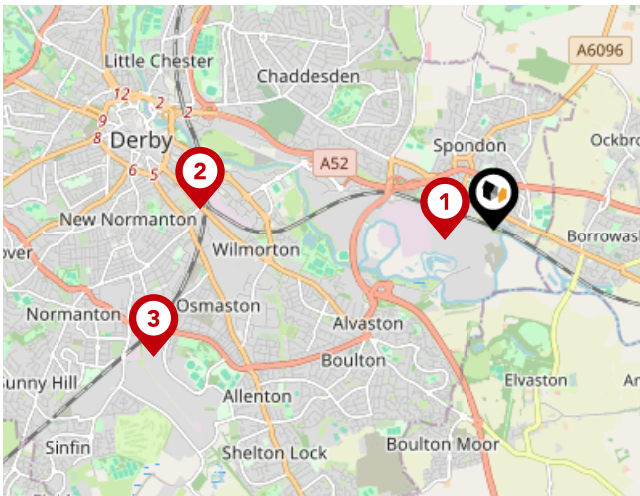


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Asterdale Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Borrow Wood Primary School Ofsted Rating: Good Pupils: 298 Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 298 Distance:0.61 | <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:0.77 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Springfield Primary School Ofsted Rating: Good Pupils: 343 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Ashbrook Infant School Ofsted Rating: Requires improvement Pupils: 146 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Ashbrook Junior School Ofsted Rating: Good Pupils: 173 Distance:0.87 | <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: 631 Distance:1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



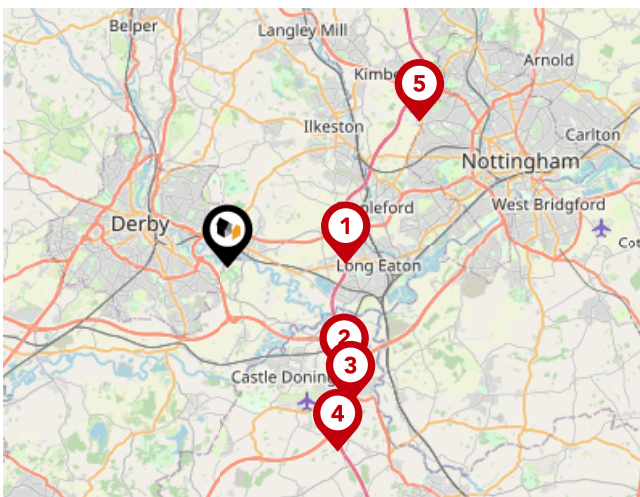
| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance: 1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | St John Fisher Catholic Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance: 1.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance: 1.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Redhill Primary School Ofsted Rating: Outstanding Pupils: 216 Distance: 1.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | 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"/> |
| 14 | 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"/> |
| 15 | Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance: 1.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance: 1.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



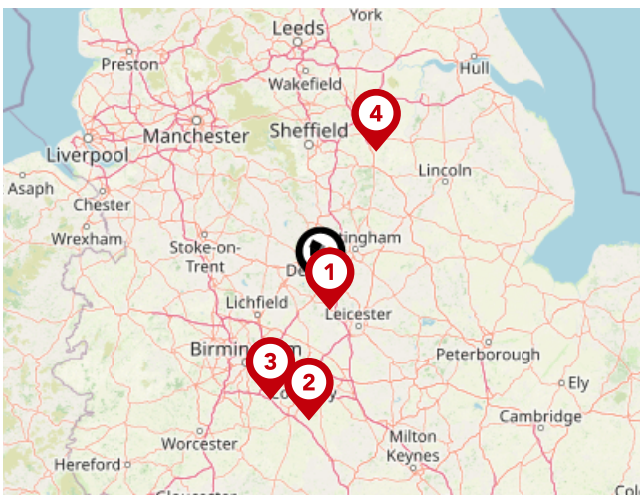
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| | Spondon Rail Station | 0.45 miles |
| | Derby Rail Station | 2.63 miles |
| | Peartree Rail Station | 3.24 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| | M1 J25 | 4.22 miles |
| | M1 J24A | 5.68 miles |
| | M1 J24 | 6.53 miles |
| | M1 J23A | 7.69 miles |
| | M1 J26 | 8.63 miles |

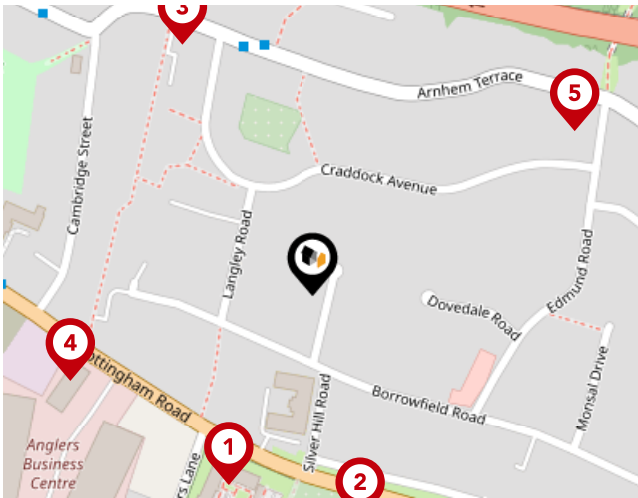


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| | East Mids Airport | 6.72 miles |
| | Baginton | 37.87 miles |
| | Birmingham Airport | 34.73 miles |
| | Finningley | 42.43 miles |

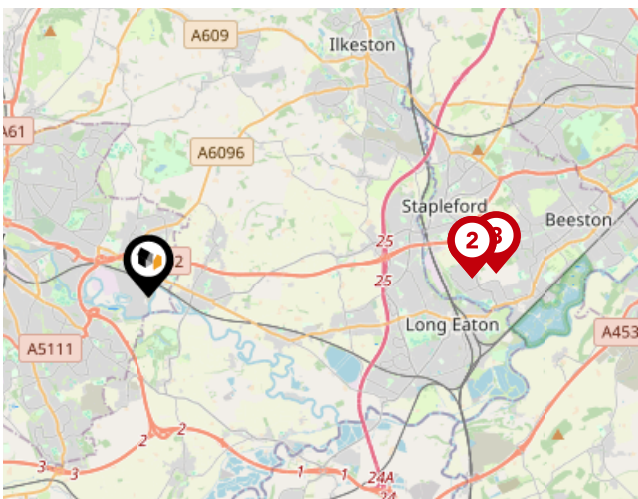
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Anglers Arms | 0.12 miles |
| 2 | Anglers Arms | 0.13 miles |
| 3 | Grayburn Avenue | 0.16 miles |
| 4 | Cambridge Street | 0.14 miles |
| 5 | Arnhem Terrace | 0.17 miles |



Local Connections

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Tram Park & Ride | 5.78 miles |
| 2 | Toton Lane Tram Stop | 5.78 miles |
| 3 | Inham Road Tram Stop | 6.24 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.



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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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