

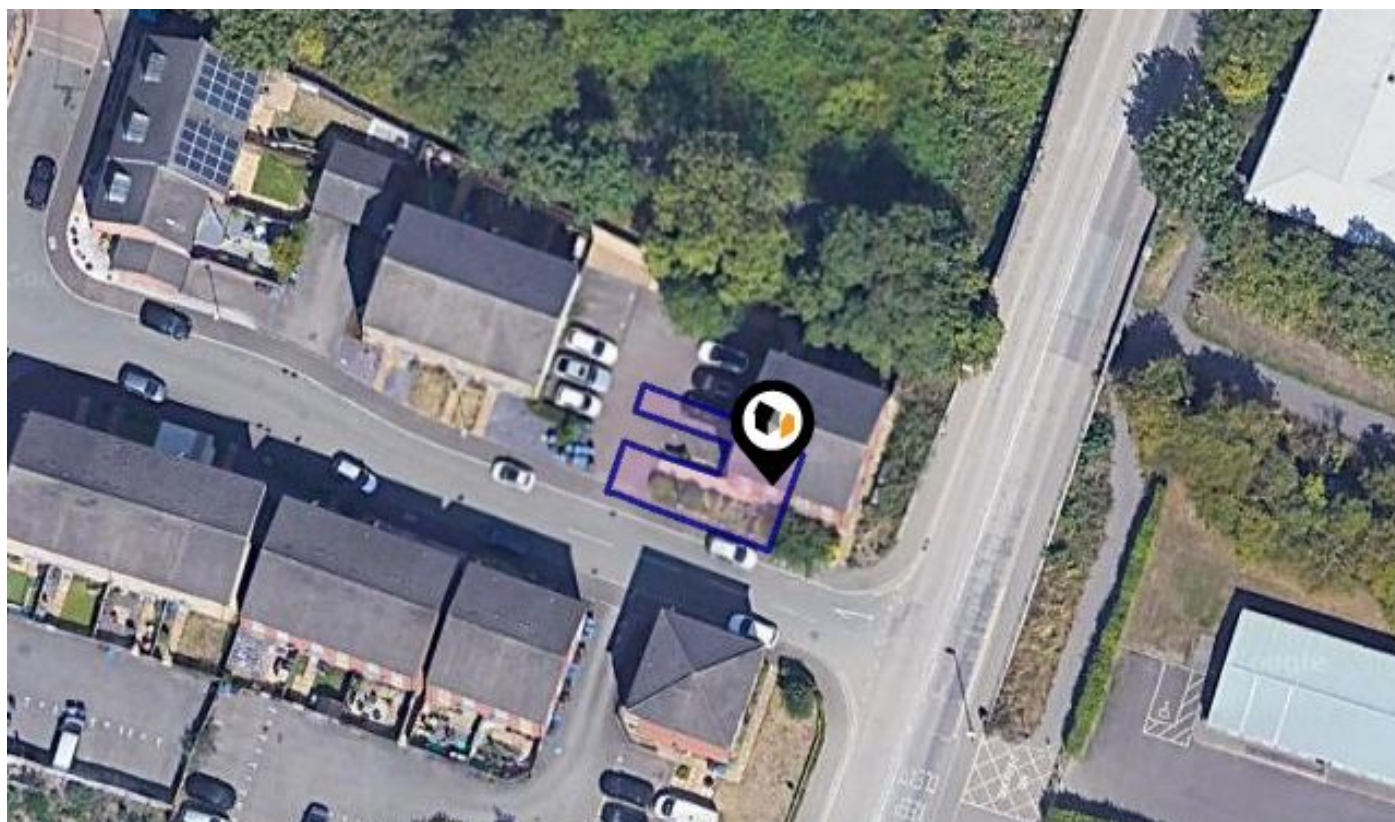


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> February 2025



**TOWPATH WAY, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Modern Three Storey Town House
- > Two Double Bedrooms, No Upward Chain
- > Ideal For The First Time Buyer
- > EPC Rating C / Standard Construction
- > Council Tax Band B / Freehold

### Property Description

A well-presented and maintained modern town house situated within walking distance to Spondon train station and available with no upward chain. The property has the benefit of UPVC double glazing and gas central heating and would be ideally suited to a first time buyer or buy to let investor. The accommodation is arranged over three floors and briefly comprises: entrance hallway, ground floor bedroom and bathroom, first floor open plan living/kitchen area and to the second floor a bedroom with en-suite shower room. Outside is an allocated parking. The property itself is conveniently situated for Spondon and its amenities including shops, schools, Spondon train station and transport links together with easy access for Derby City Centre and offers excellent road links with the A52.

### Room Measurement & Details

#### Ground Floor:

Entrance Hallway: (5'8" x 8'8") 1.73 x 2.64

Double Bedroom: (9'1" x 15'1") 2.77 x 4.60

Bathroom: (7'5" x 5'11") 2.26 x 1.80

First Floor Landing: (3'2" x 2'10") 0.97 x 0.86

Open Plan Living / Kitchen: (11'10" x 15'3") 3.61 x 4.65

#### Second Floor:

Double Bedroom: (12'4" x 15'2") 3.76 x 4.62

En-Suite Shower Room: (6'5" x 6'1") 1.96 x 1.85






## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
Plot Area:	0.03 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY456849		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



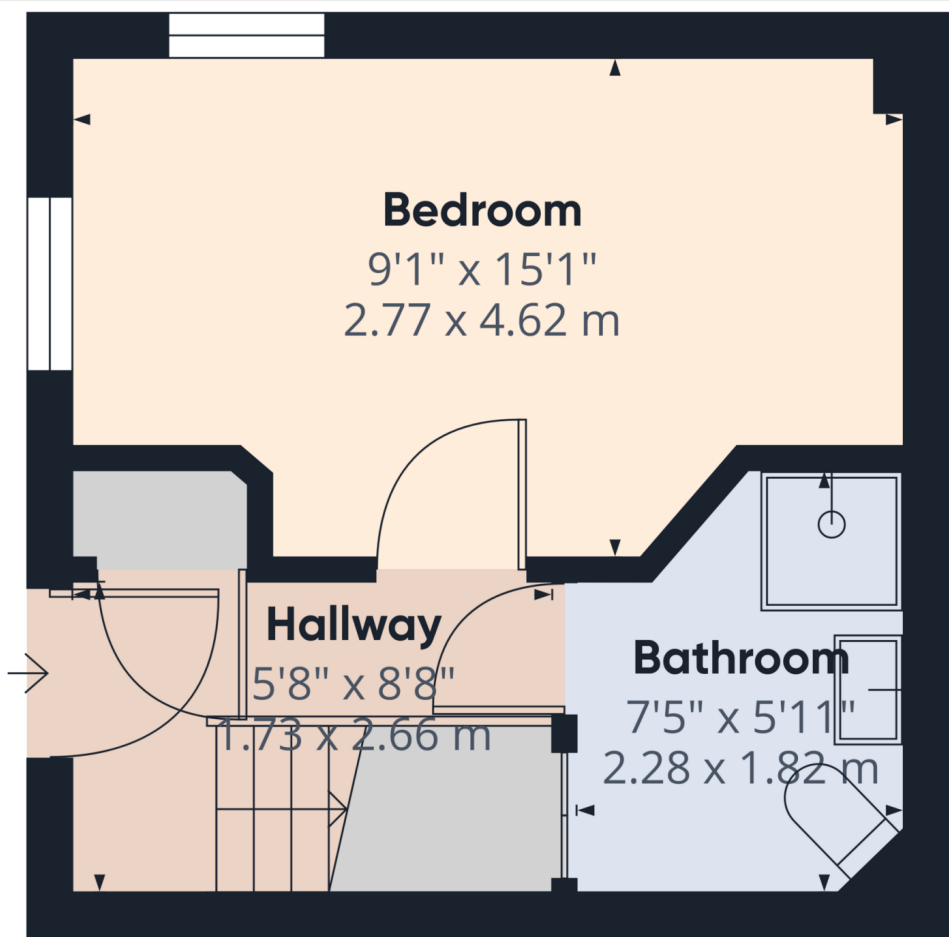
### Satellite/Fibre TV Availability:







**TOWPATH WAY, SPONDON, DERBY, DE21**



Ground Floor

Approximate total area<sup>(1)</sup>  
220.02 ft<sup>2</sup>  
20.44 m<sup>2</sup>

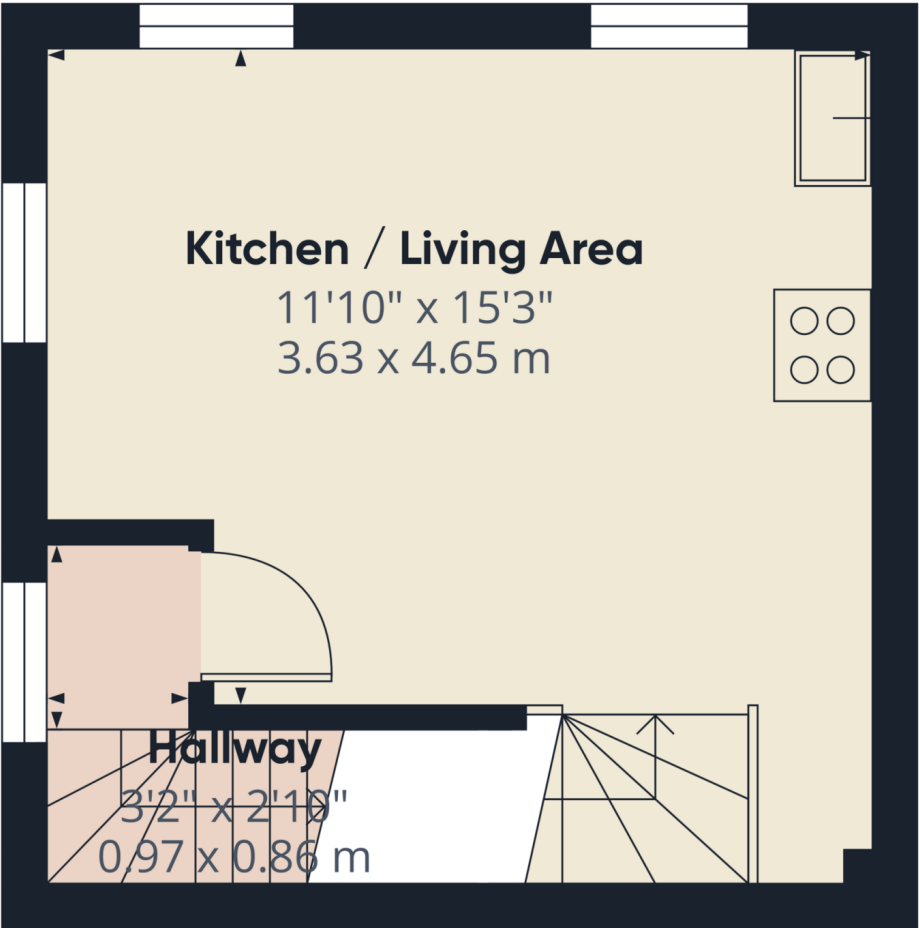
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area<sup>(1)</sup>  
214.52 ft<sup>2</sup>  
19.93 m<sup>2</sup>

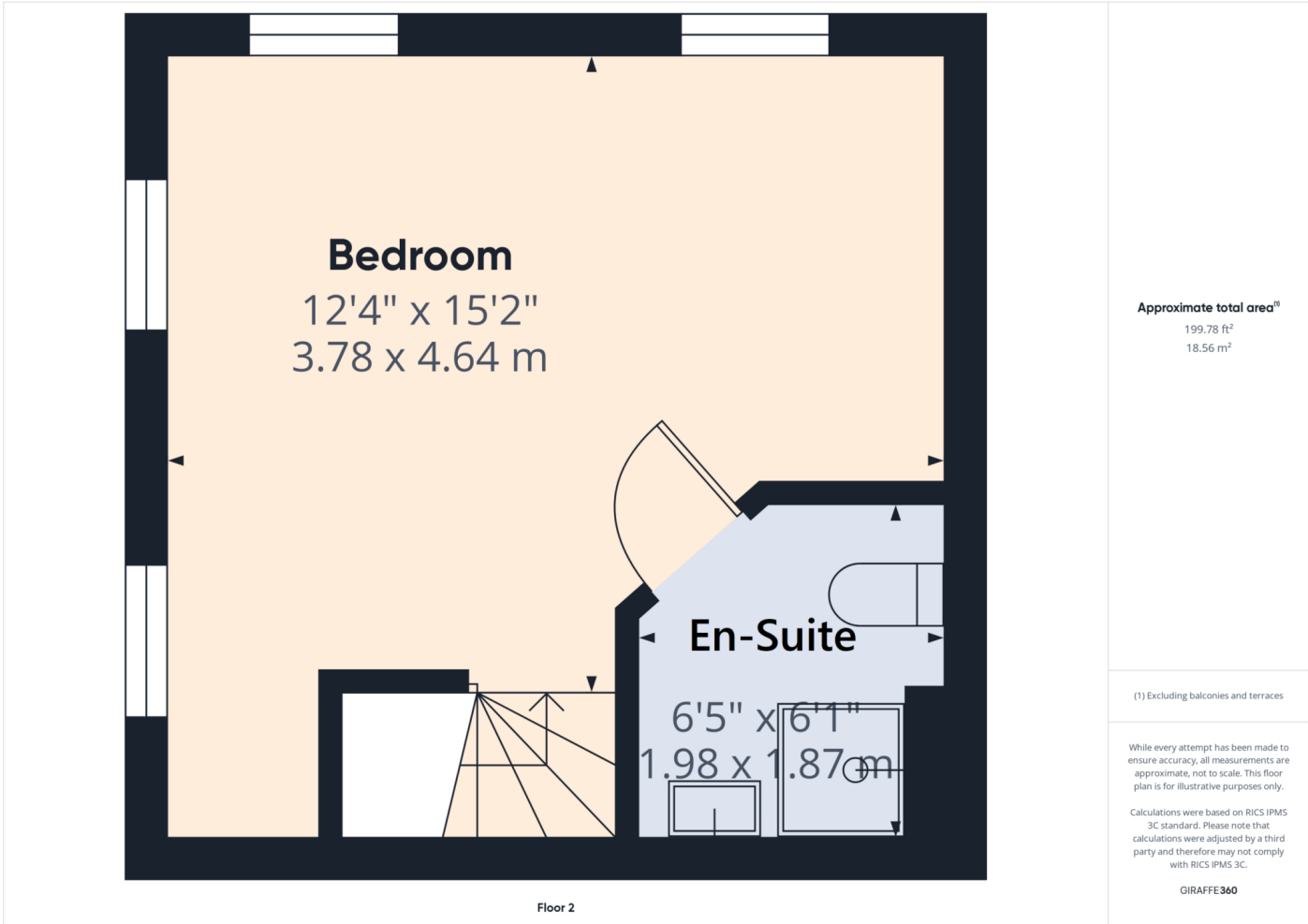
(1) Excluding balconies and terraces

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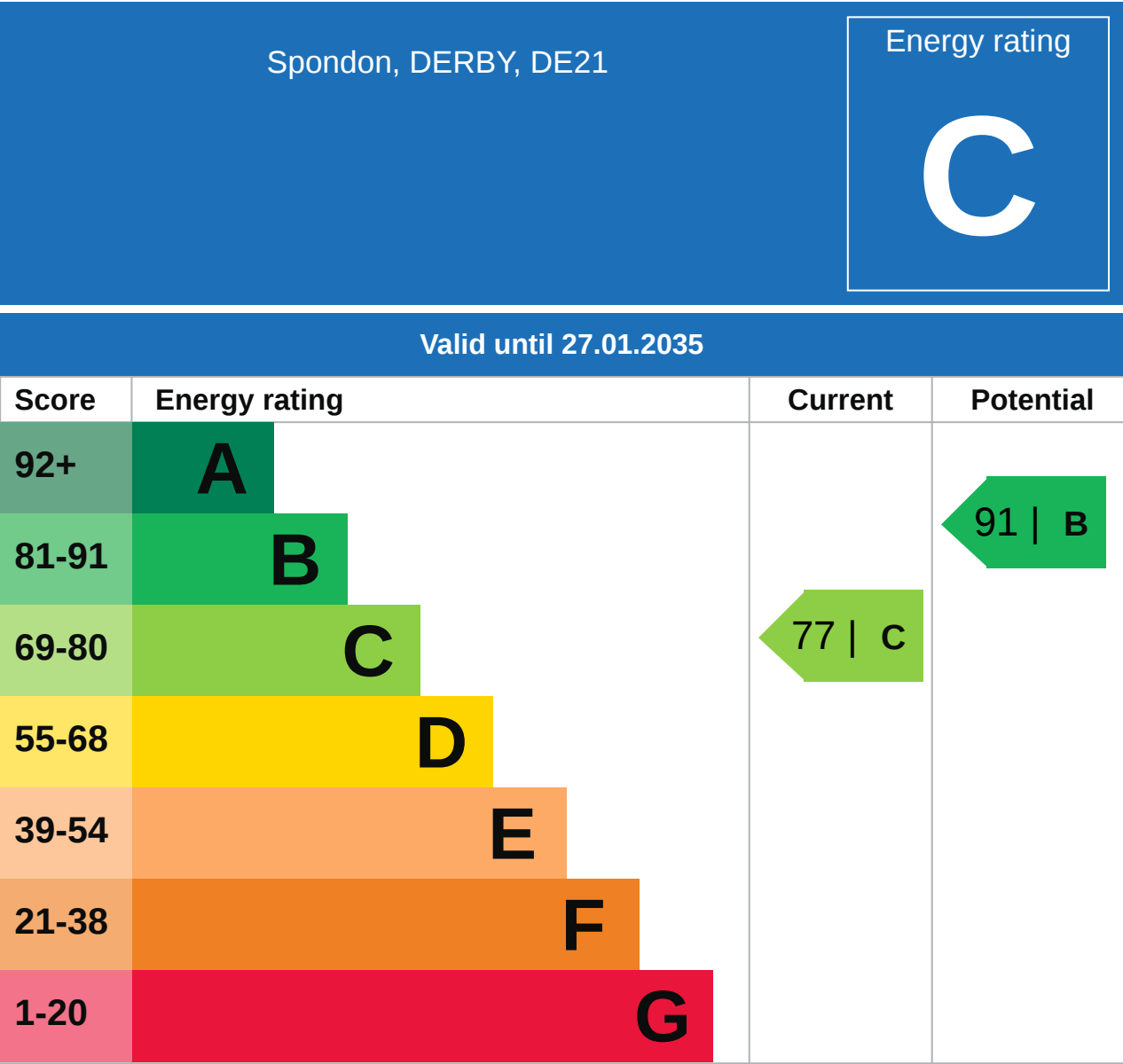
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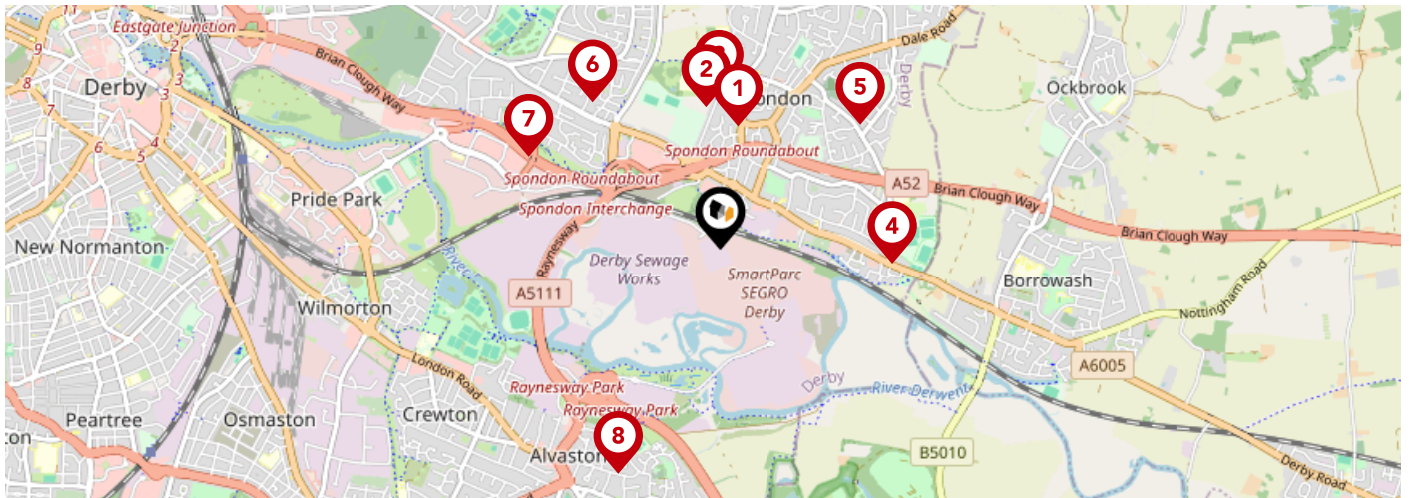


# Property EPC - Certificate

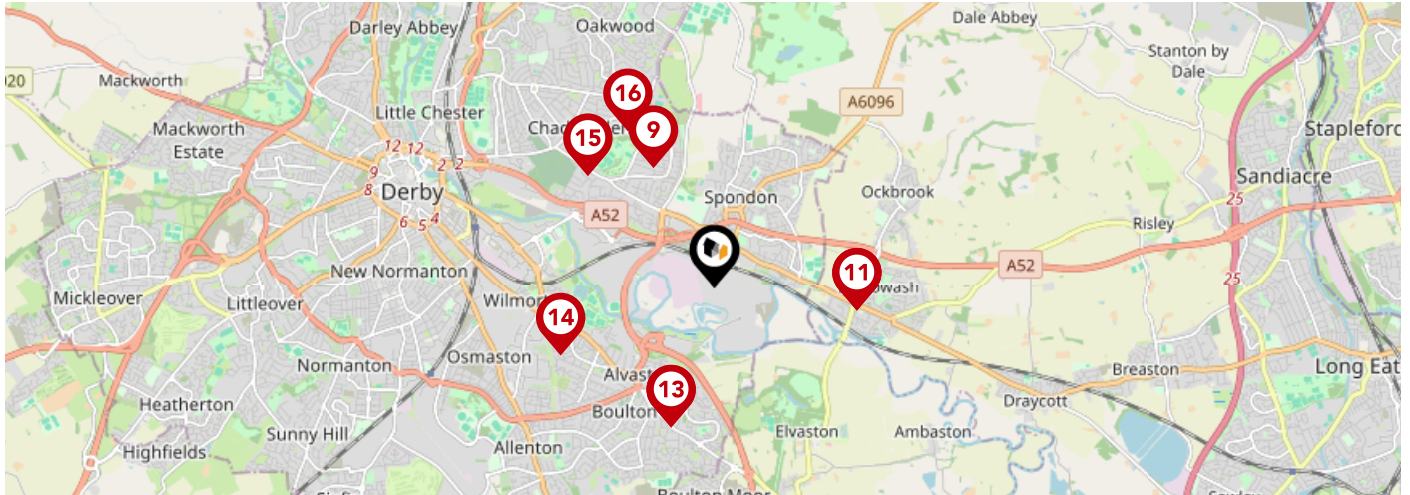










## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	64 m <sup>2</sup>

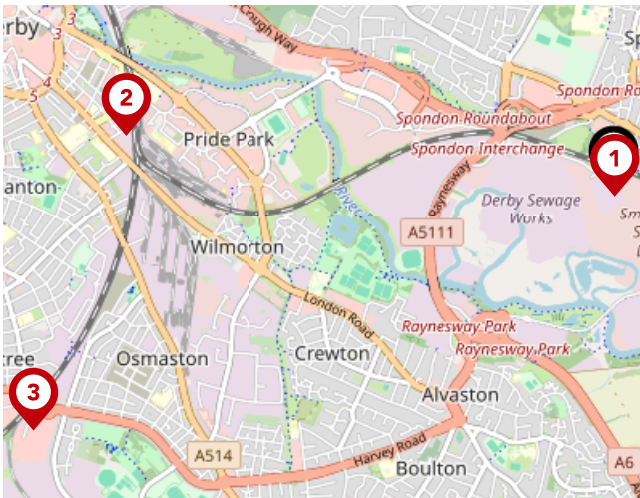


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Werburgh's CofE Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>West Park School</b> Ofsted Rating: Good   Pupils: 1464   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springfield Primary School</b> Ofsted Rating: Good   Pupils: 343   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Asterdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Borrow Wood Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cherry Tree Hill Primary School</b> Ofsted Rating: Good   Pupils: 631   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Meadow Farm Community Primary School</b> Ofsted Rating: Good   Pupils: 164   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John Fisher Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



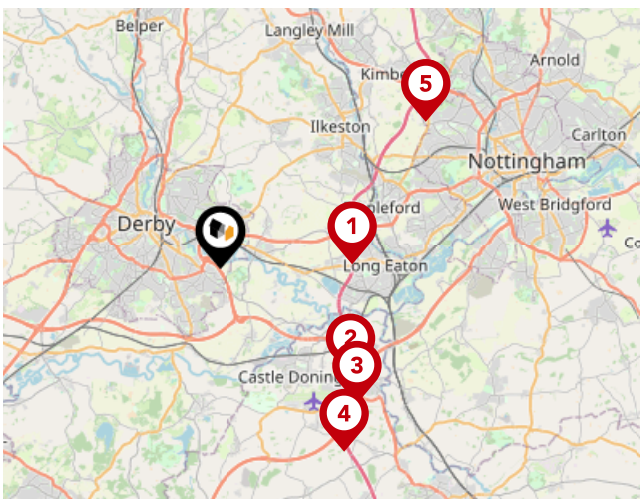
		Nursery	Primary	Secondary	College	Private
	<b>Chaddesden Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 262   Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbrook Infant School</b> Ofsted Rating: Requires improvement   Pupils: 146   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbrook Junior School</b> Ofsted Rating: Good   Pupils: 173   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alvaston Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 328   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alvaston Junior Academy</b> Ofsted Rating: Good   Pupils: 330   Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lakeside Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 638   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 345   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cavendish Close Junior Academy</b> Ofsted Rating: Good   Pupils: 323   Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



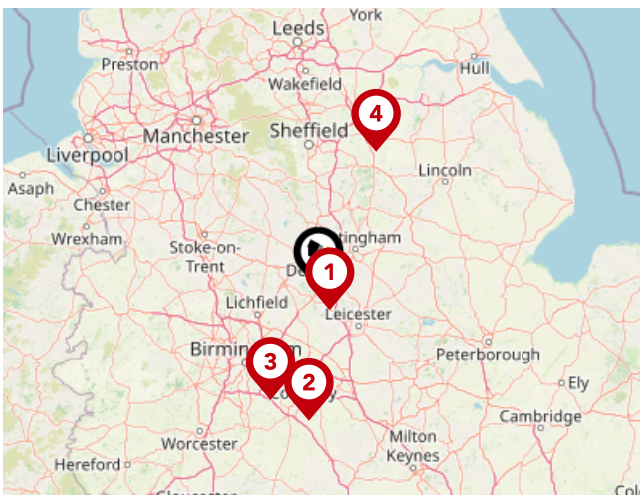
## National Rail Stations

Pin	Name	Distance
	Spondon Rail Station	0.04 miles
	Derby Rail Station	2.19 miles
	Peartree Rail Station	2.81 miles



## Trunk Roads/Motorways

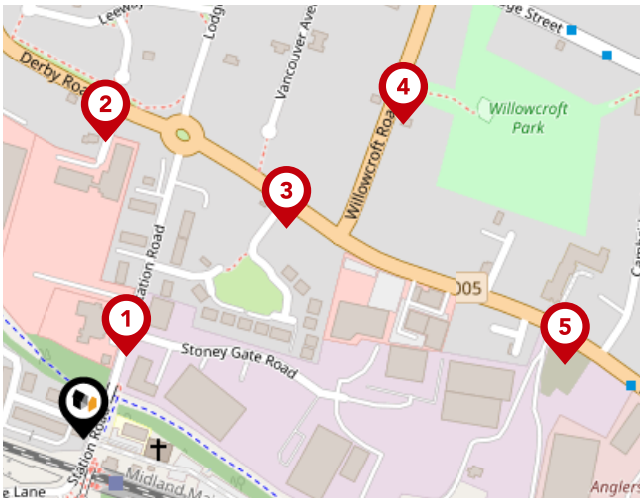
Pin	Name	Distance
	M1 J25	4.66 miles
	M1 J24A	5.97 miles
	M1 J24	6.79 miles
	M1 J23A	7.88 miles
	M1 J26	9.02 miles



## Airports/Helipads

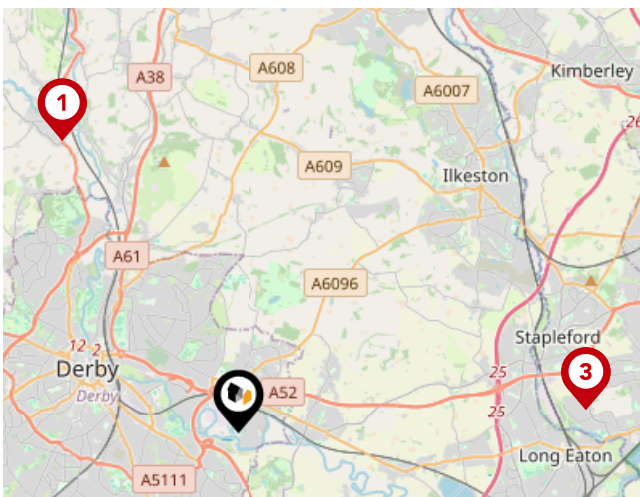
Pin	Name	Distance
	East Mids Airport	6.88 miles
	Baginton	37.78 miles
	Birmingham Airport	34.51 miles
	Finningley	42.65 miles

## Area Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Moon	0.05 miles
2	Lodge Lane	0.17 miles
3	Lodge Lane	0.16 miles
4	Willowcroft Road	0.25 miles
5	Cambridge Street	0.27 miles



### Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	6.09 miles
2	Tram Park & Ride	6.22 miles
3	Toton Lane Tram Stop	6.22 miles



## Hannells

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Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

## Financial Services

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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.



## 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

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