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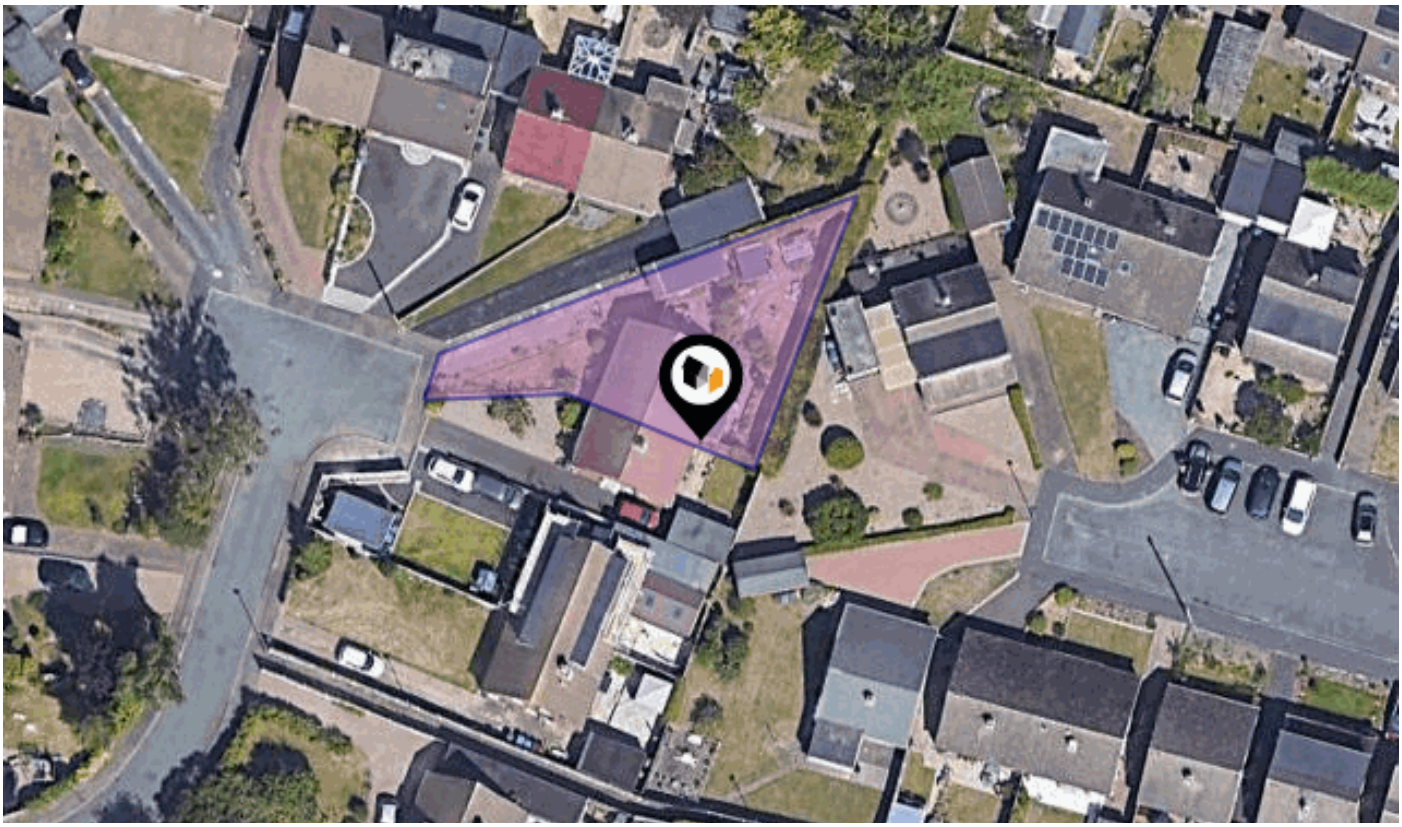
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th February 2025



GRASMERE AVENUE, SPONDON, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:

> Well-Maintained & Presented Semi-Detached Bungalow
> Extended To The Rear Elevation, Set Back Within An Established Cul-De-Sac
> No Upward Chain, Viewing Recommended
> EPC Rating D, Standard Construction
> Council Tax Band B, Freehold

Property Description

A well-maintained and presented two-bedroom, semi-detached bungalow set back within an established cul-de-sac and benefitting from an extension to the rear. The property also features a driveway and garage, and is available with no upward chain! The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, lounge, dining room and kitchen. There are also two bedrooms and shower room. Outside, there are gardens to both front and rear elevations together with a driveway and garage. Grasmere 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 Midland Airport. Viewing is recommended.

Room Measurement & Details

Entrance Hallway:

Lounge / Diner:

Lounge Area: (16'8" x 9'3") 5.08 x 2.82

Dining Area: (9'3" x 4'4") 2.82 x 1.32

Kitchen: (13'3" x 8'6") 4.04 x 2.59

Bedroom One: (9'1" x 12'6") 2.77 x 3.81

Bedroom Two: (9'1" x 6'11") 2.77 x 2.11

Shower Room: (5'6" x 6'11") 1.68 x 2.11

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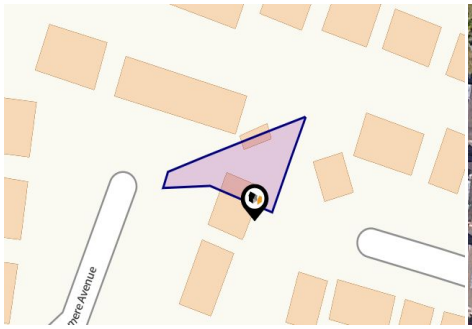
Property
Overview



Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	602 ft^2 / 56 m^2		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,639		
Title Number:	DY316		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12	74	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2	EE	3	Vodafone

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

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Gallery
Photos

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Gallery
Photos

Gallery
Floorplan

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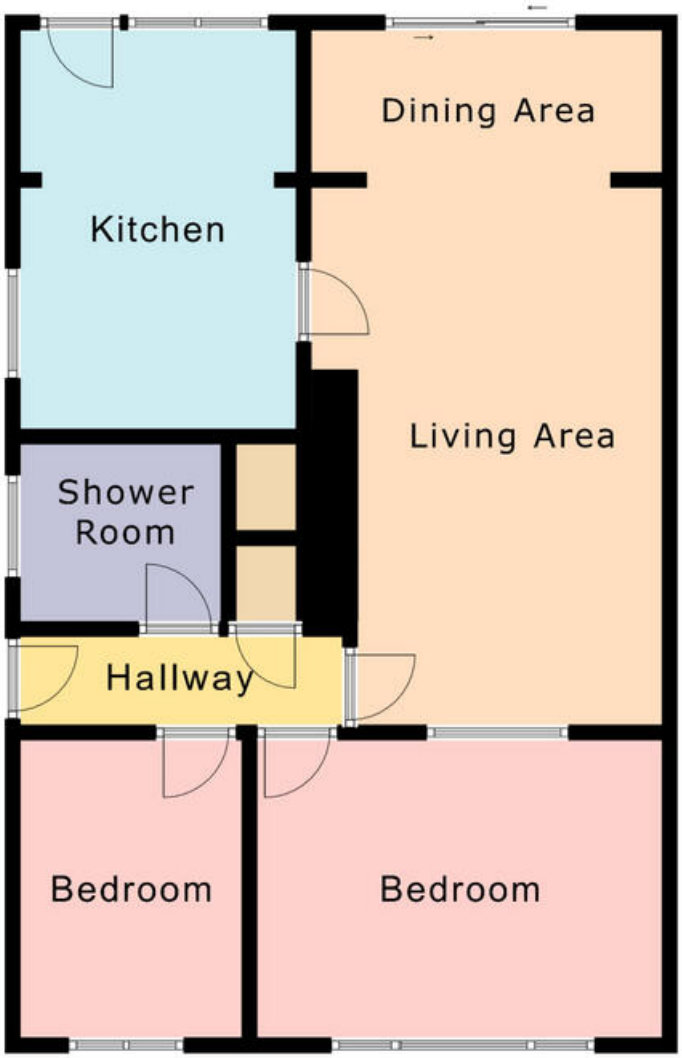

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Property
EPC - Certificate

Spondon, DERBY, DE21

Energy rating

D

Valid until 23.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 | B
69-80	C		
55-68	D	68 | D	
39-54	E		
21-38	F		
1-20	G		

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	56 m^2

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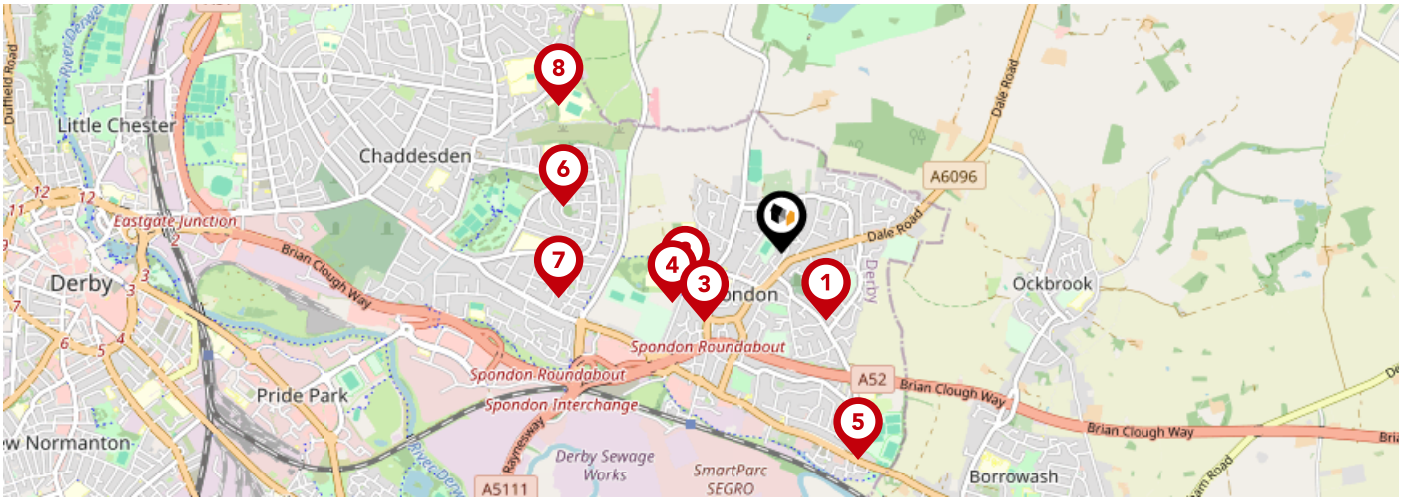
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Borrow Wood Primary School** Ofsted Rating: Good | Pupils: 298 | Distance:0.36		✓			
2	**Springfield Primary School** Ofsted Rating: Good | Pupils: 343 | Distance:0.46		✓			
3	**St Werburgh's CofE Primary School** Ofsted Rating: Good | Pupils: 298 | Distance:0.46		✓			
4	**West Park School** Ofsted Rating: Good | Pupils: 1464 | Distance:0.54			✓		
5	**Asterdale Primary School** Ofsted Rating: Requires improvement | Pupils: 224 | Distance:0.98		✓			
6	**Chaddesden Park Primary School** Ofsted Rating: Requires improvement | Pupils: 262 | Distance:1		✓			
7	**Cherry Tree Hill Primary School** Ofsted Rating: Good | Pupils: 631 | Distance:1.01		✓			
8	**Lees Brook Academy** Ofsted Rating: Good | Pupils: 1095 | Distance:1.19			✓		

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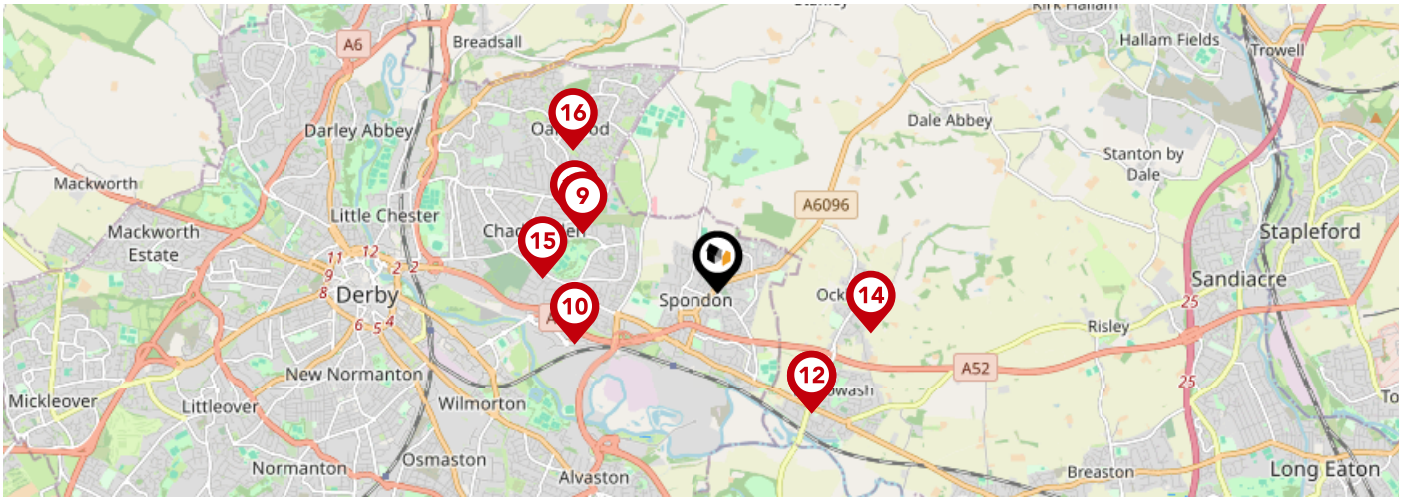
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Cavendish Close Junior Academy** Ofsted Rating: Good | Pupils: 323 | Distance:1.31	☐	☑	☐	☐	☐
10	**Meadow Farm Community Primary School** Ofsted Rating: Good | Pupils: 164 | Distance:1.35	☐	☑	☐	☐	☐
11	**Ashbrook Infant School** Ofsted Rating: Requires improvement | Pupils: 146 | Distance:1.37	☐	☑	☐	☐	☐
12	**Ashbrook Junior School** Ofsted Rating: Good | Pupils: 173 | Distance:1.37	☐	☑	☐	☐	☐
13	**Cavendish Close Infant School** Ofsted Rating: Good | Pupils: 265 | Distance:1.43	☐	☑	☐	☐	☐
14	**Redhill Primary School** Ofsted Rating: Outstanding | Pupils: 216 | Distance:1.43	☐	☑	☐	☐	☐
15	**St Alban's Catholic Voluntary Academy** Ofsted Rating: Good | Pupils: 345 | Distance:1.56	☐	☑	☐	☐	☐
16	**Parkview Primary School** Ofsted Rating: Good | Pupils: 231 | Distance:1.82	☐	☑	☐	☐	☐

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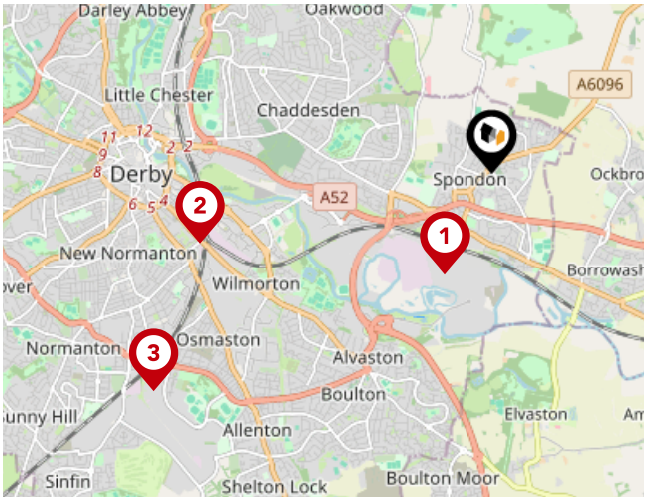
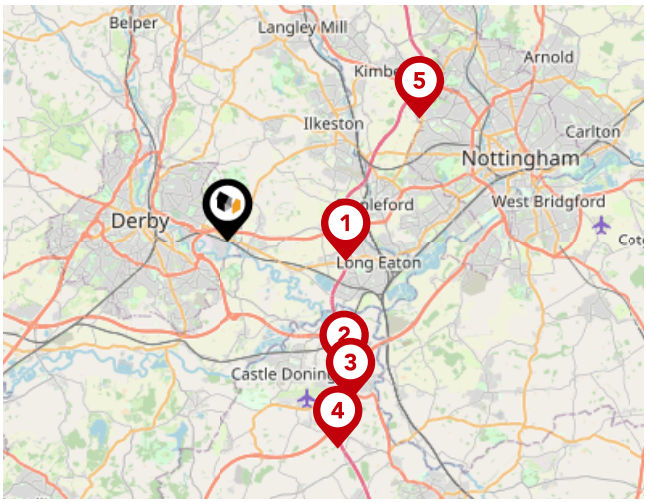
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	0.99 miles
2	Derby Rail Station	2.68 miles
3	Peartree Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	4.29 miles
2	M1 J24A	6.27 miles
3	M1 J24	7.16 miles
4	M1 J23A	8.4 miles
5	M1 J26	8.18 miles

Airports/Helipads

Pin	Name	Distance
1	East Mids Airport	7.46 miles
2	Baginton	38.68 miles
3	Birmingham Airport	35.47 miles
4	Finningley	41.69 miles

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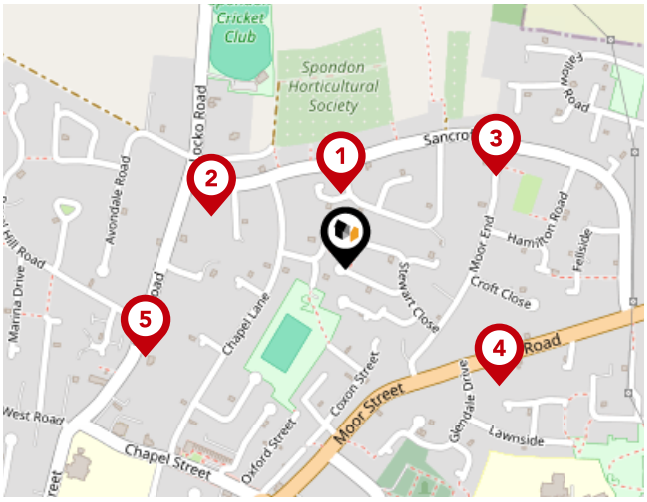
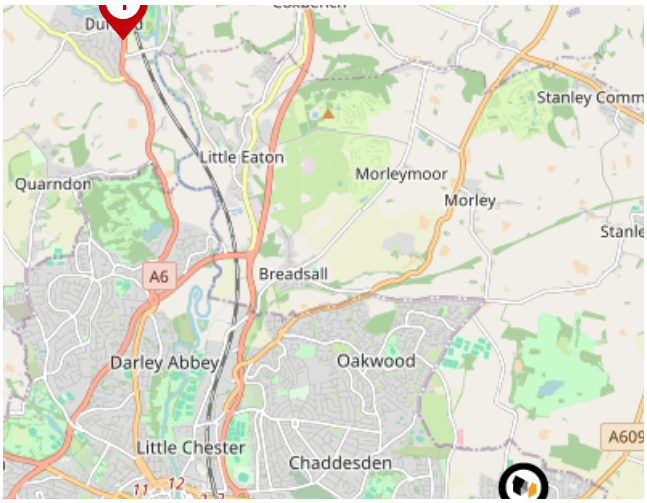
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chesterton Road	0.08 miles
2	Coniston Avenue	0.16 miles
3	Moor End	0.2 miles
4	Glendale Drive	0.22 miles
5	Royal Hill Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	5.63 miles
2	Tram Park & Ride	5.81 miles
3	Toton Lane Tram Stop	5.81 miles

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Hannells

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

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.

Hannells
Testimonials

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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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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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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Hannells
A Moving Experience

Hannells

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Ordnance Survey

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Environment Agency

Historic England

Office for National Statistics

Ofcom

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Ofsted

Royal Mail