

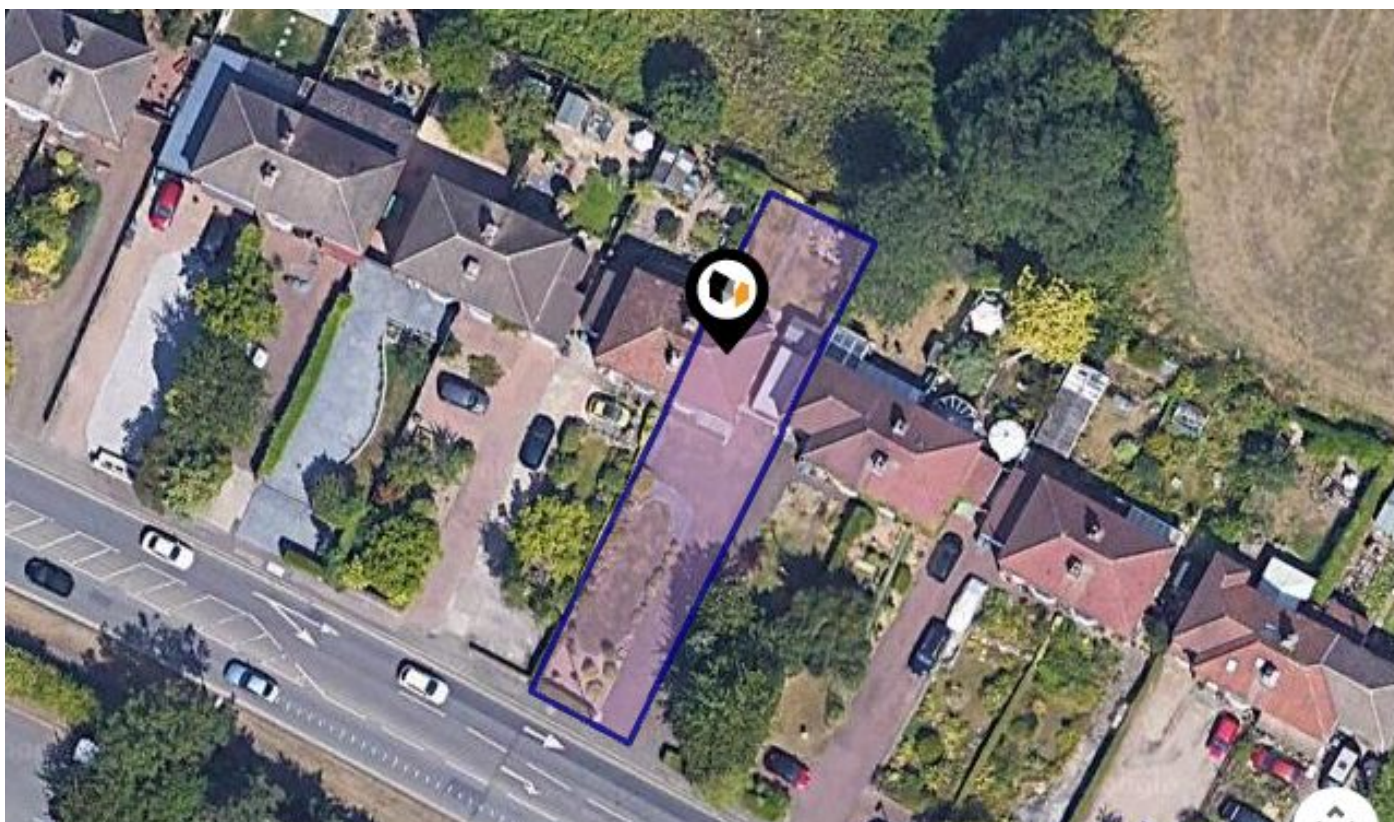


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th April 2025



DERBY ROAD, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Semi-Detached Home Set Well Back From Derby Road
- > Ideal First Time Buy/Family Home
- > Off Road Parking, Gardens & Garage
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A traditional, three-bedroom, semi-detached home set back from Derby Road. The property would benefit from some general modernisation and boasts excellent potential to create an ideal family/first time home! The property benefits from gas fired central heating, double glazing and briefly comprises:- reception hallway, lounge through to dining room, kitchen and rear porch. To the first the landing provides access to three bedrooms and shower room. Outside, the property is set back from Derby Road has mature gardens to both front and rear elevations with open views to the rear aspect and a long block paved driveway to the front, providing ample off road parking and leading to a detached garage. Derby Road is particularly well situated for excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport together with easy access for Spondon village and its range of shops, schools and transport links.

Room Measurement & Details

Entrance Hallway:

Lounge: (12'11" x 11'5") 3.94 x 3.48

Dining Room: (10'11" x 11'6") 3.33 x 3.51

Kitchen: (9'5" x 6'10") 2.87 x 2.08

Rear Porch:

First Floor Landing:

Bedroom One: (12'10" x 10'5") 3.91 x 3.17

Bedroom Two: (10'11" x 11'6") 3.33 x 3.51

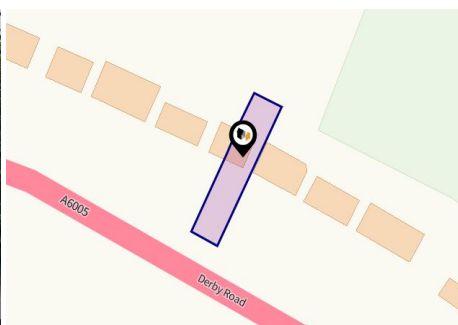
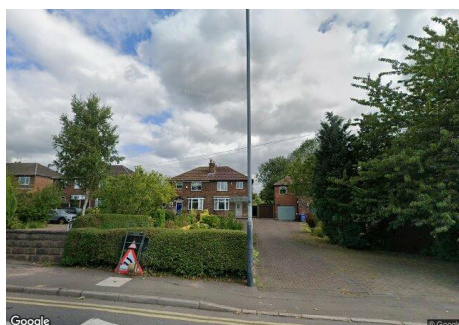
Bedroom Three: (9'4" x 6'11") 2.84 x 2.11

Shower Room: (5'9" x 6'9") 1.75 x 2.06

5'9 Min (7'05 to door)

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.11 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY84814




Tenure: Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	45	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



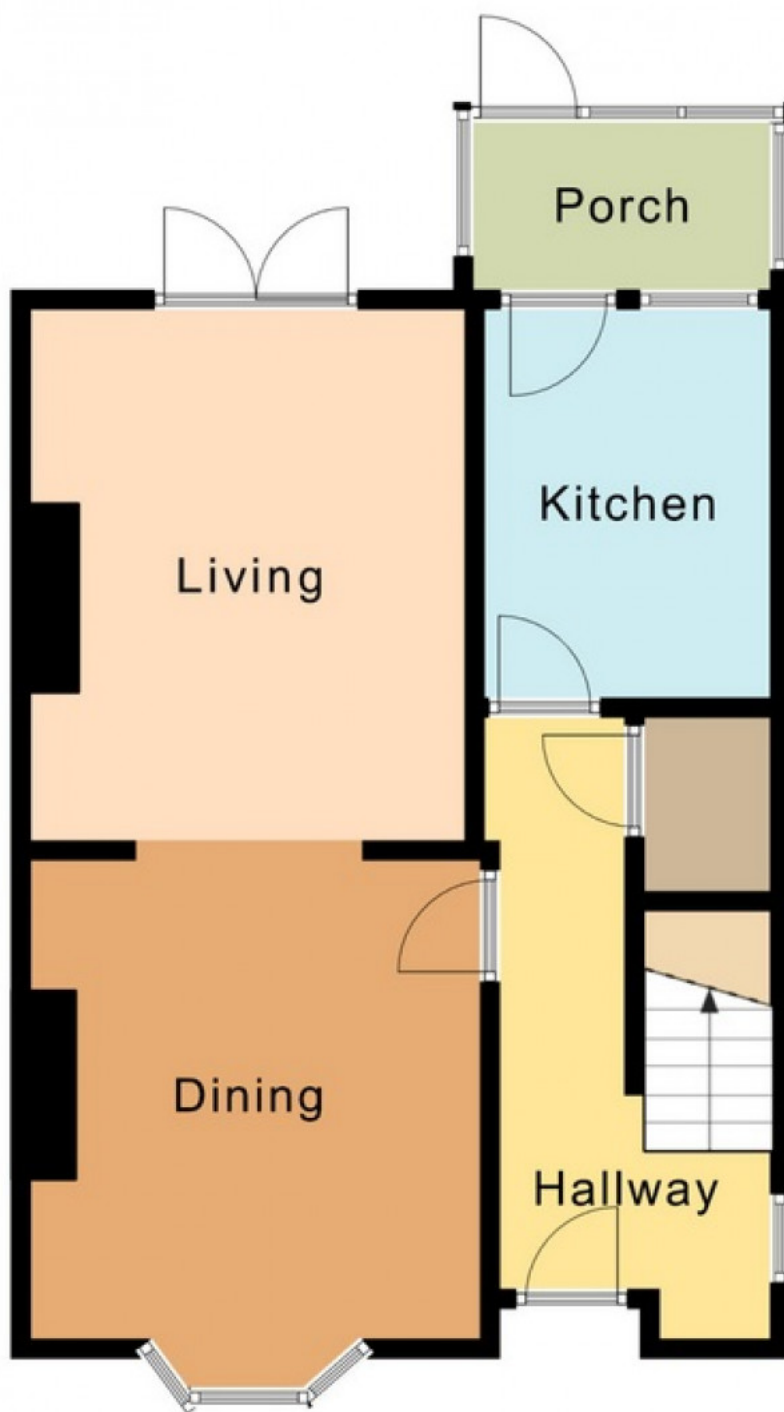
Satellite/Fibre TV Availability:



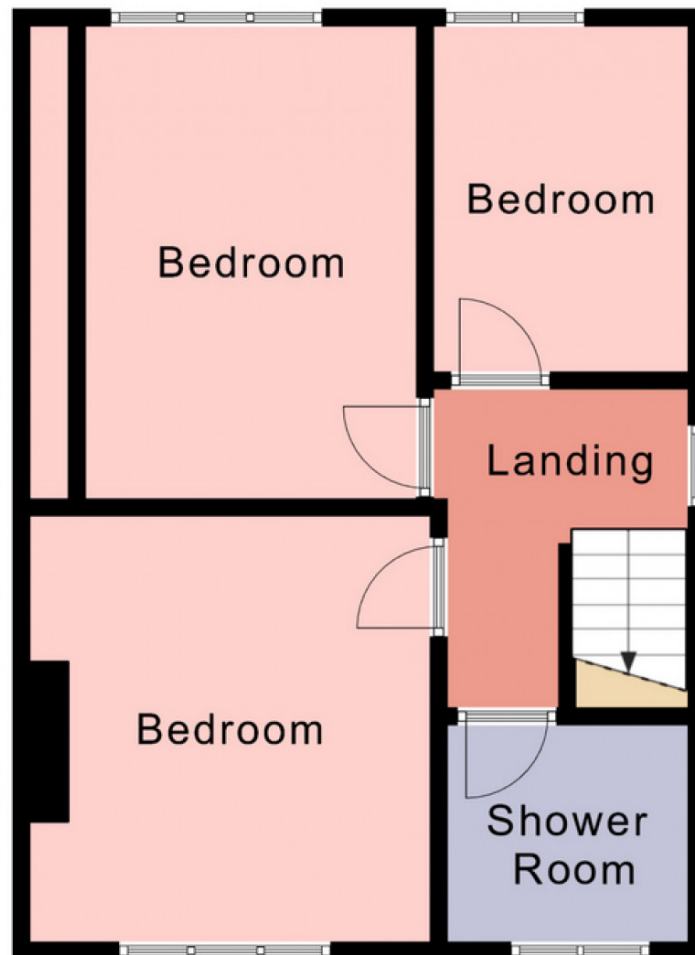




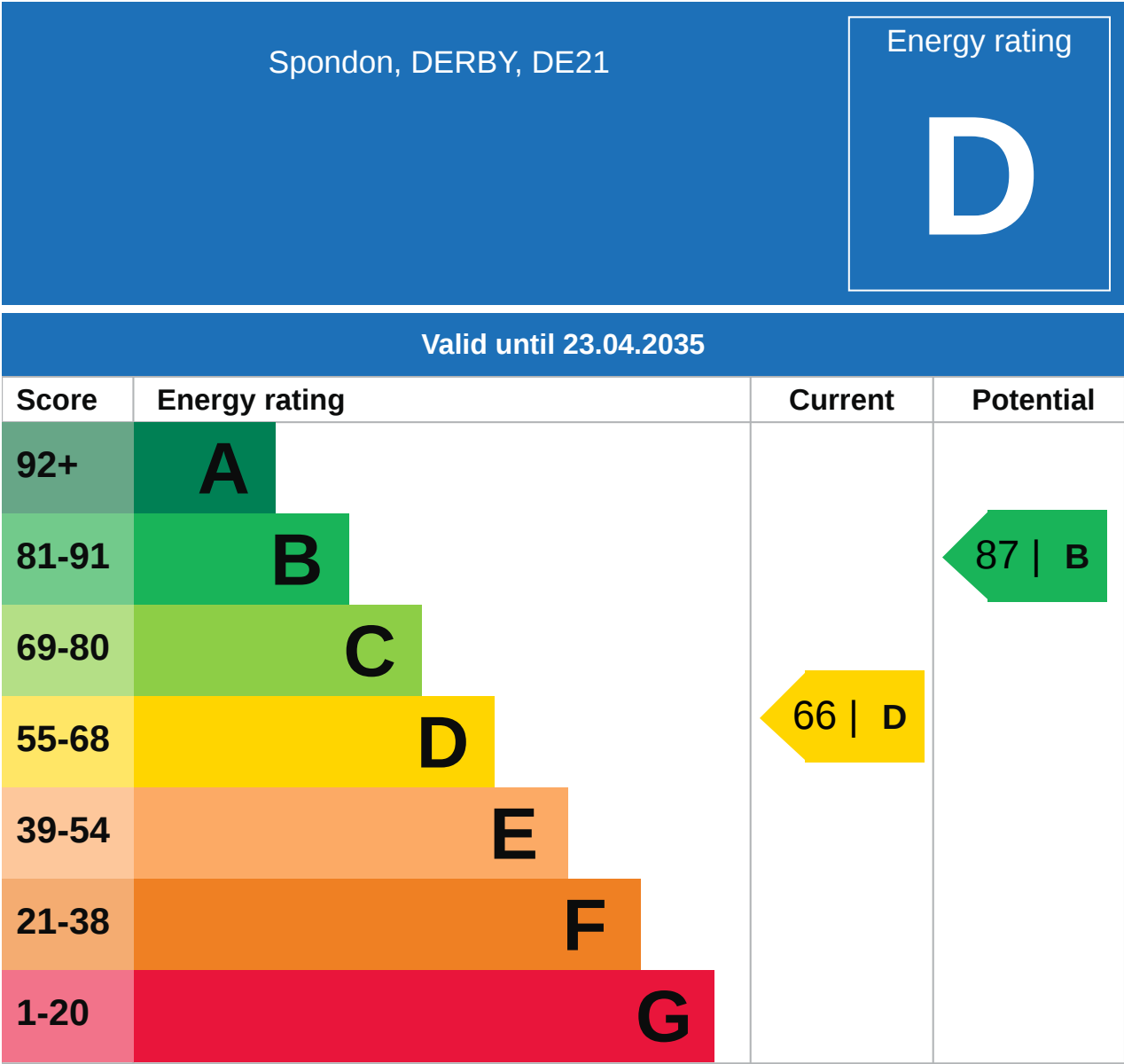
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	84 m ²



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.

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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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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