

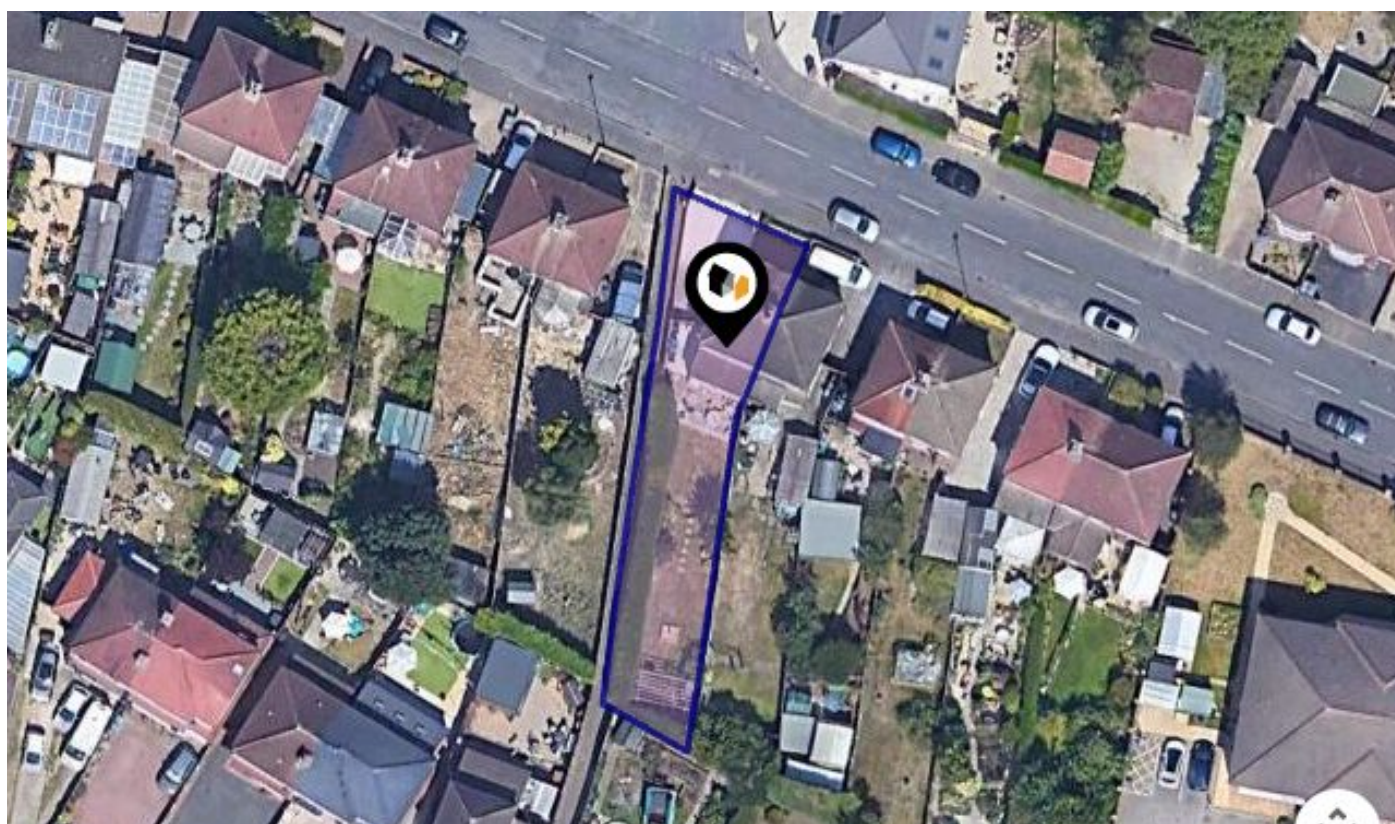


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th April 2025



BORROWFIELD ROAD, SPONDON, DERBY, DE21

Hannells

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Useful Information:

- > Attractive Bay-Fronted Semi-Detached Home
- > Potential To Extend, Subject To Necessary Planning Permission
- > Ideal First Time Buy Viewing Recommended
- > Awaiting EPC Rating, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early early viewing is highly recommended of this attractive, modernised and improved traditional semi-detached home. Ideal for a first time buyer, the property benefits from ample off road parking and a pleasant south-facing rear garden. There is also excellent potential to extend the property to the side, subject to necessary planning permission! The property is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side entrance lobby, living room, good size sitting/dining room and fitted kitchen. To the first floor are two double bedrooms and refitted bathroom with a four piece suite. Outside, there is ample off road parking to the side elevation and a pleasant and enclosed, south facing rear garden. Borrowfield Road is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52/M1 motorway respectively together with convenient access for Derby City Centre.

Room Measurement & Details

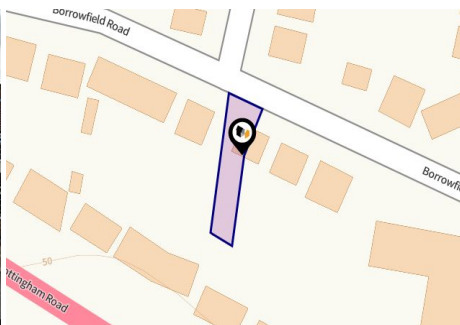
Entrance Hallway: (3'8" x 3'0") 1.12 x 0.91
Living Room: (13'0" x 11'2") 3.96 x 3.40
Dining Room: (11'11" x 11'0") 3.63 x 3.35
Kitchen: (7'0" x 13'11") 2.13 x 4.24
First Floor Landing: (2'6" x 3'4") 0.76 x 1.02
Bedroom One: (11'6" x 11'2") 3.51 x 3.40
Bedroom Two: (11'10" x 7'9") 3.61 x 2.36
Bathroom: (8'11" x 6'1") 2.72 x 1.85

Outside:

There is ample off road parking to the side elevation for a number of vehicles. There is gated access providing access to the pleasant and enclosed garden which enjoys a south facing aspect having a good size lawned area and full width paved patio.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers at a cost of £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: | 2 |
| Floor Area: | 807 ft ² / 75 m ² |
| Plot Area: | 0.09 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band A |
| Annual Estimate: | £1,464 |
| Title Number: | DY7251 |

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

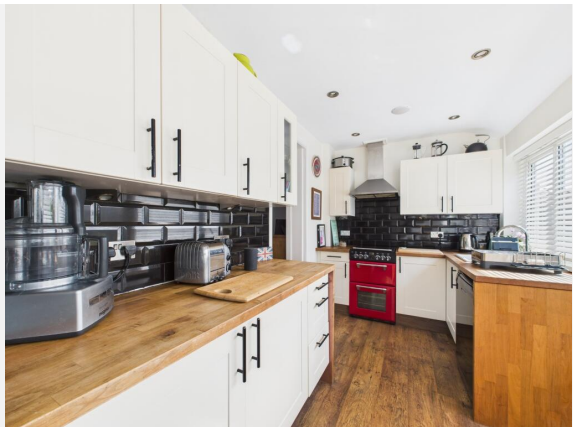
| | | |
|---|--|---|
| 16 | 80 | 1800 |
| mb/s | mb/s | mb/s |
|  |  |  |

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



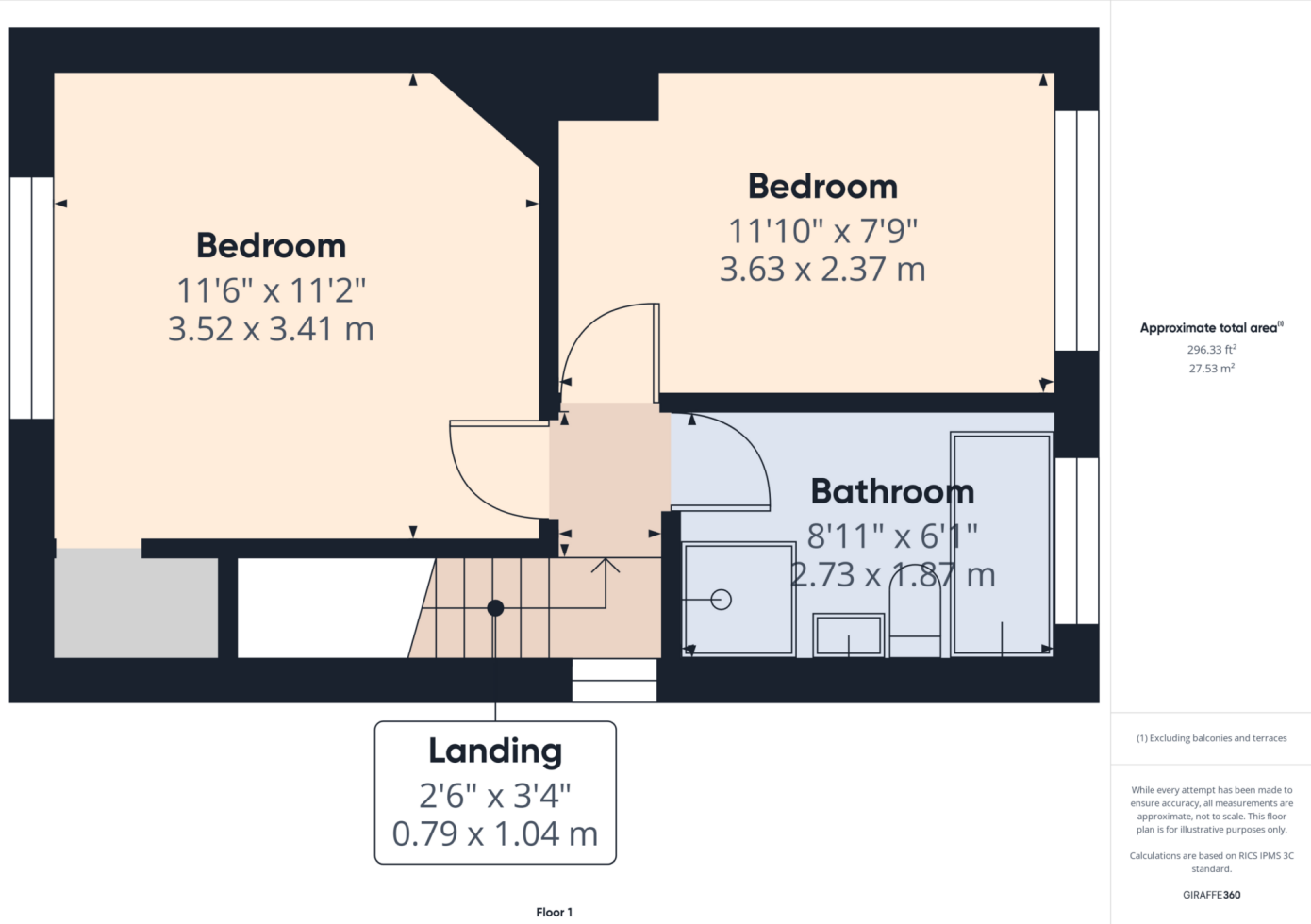




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Property EPC - Certificate



Borrowfield Road, Spondon, DE21

Energy rating

E

Valid until 07.11.2022

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Lightning: | Low energy lighting in 75% of fixed outlets |
| 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 |
| Floors: | Suspended, no insulation (assumed) |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Total Floor Area: | 75 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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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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