

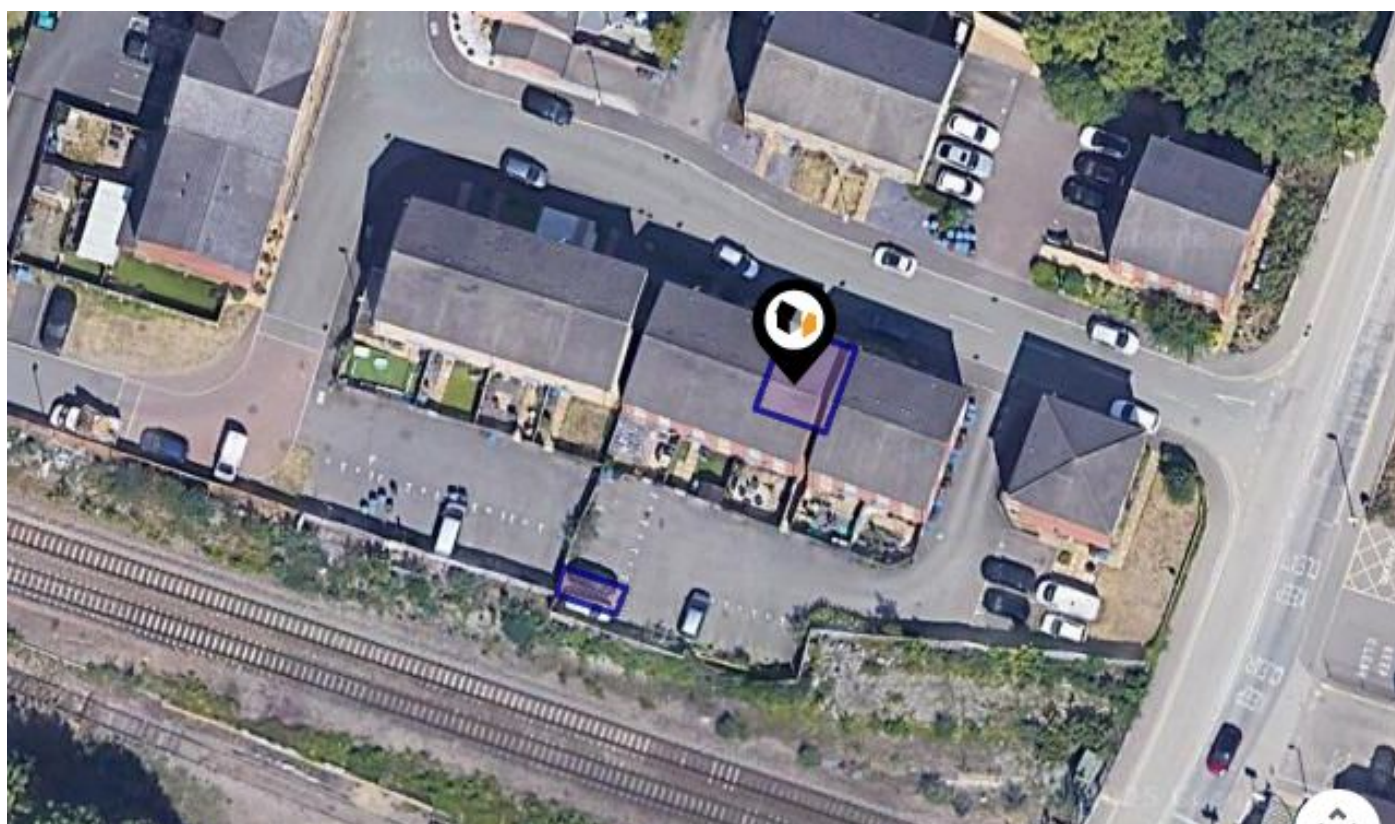


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th May 2025



TOWPATH WAY, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



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

Brought to the market with NO UPWARD CHAIN, this two bedroom semi-detached property is located on a modern development in the popular Derby suburb of Spondon. Ideal for a first time buyer or investor, the property features spacious living accommodation over three floors, two bathrooms, uPVC double glazing, gas central heating and one allocated parking space. In brief, the accommodation comprises: Entrance hall; ground floor bedroom; ground floor shower room with storage cupboard; first floor landing; open plan kitchen/living area; staircase to the second floor master bedroom and an en suite shower room. To the outside is a low maintenance foregarden with a side passage leading to a communal car park where there is one allocated parking space. Towpath Way is conveniently situated for local amenities of both Spondon and Chaddesden including shops, schools and transport links together with easy access for Derby City Centre and major road links including A52, M1 and the A50 providing access to the M1 motorway.

Room Measurement & Details

Entrance Hallway: (5'10" x 8'11") 1.78 x 2.72

Ground Floor Bedroom: (8'10" x 15'3") 2.69 x 4.65

Ground Floor Bathroom: (7'5" x 5'10") 2.26 x 1.78

First Floor Landing: (3'5" x 2'10") 1.04 x 0.86

Open Plan Living/Kitchen: (15'0" x 15'3") 4.57 x 4.65

Second Floor:

Bedroom: (11'6" x 15'2") 3.51 x 4.62

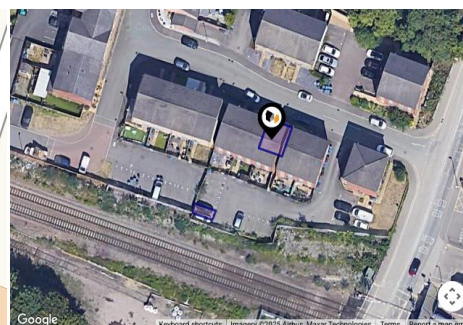
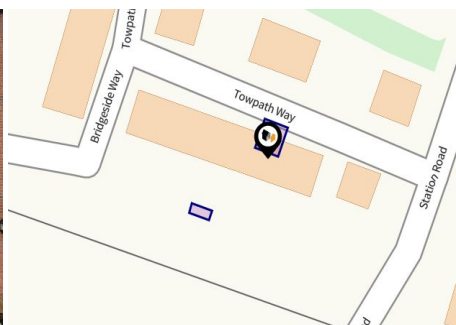
En- Suite Shower Room: (6'6" x 5'11") 1.98 x 1.80

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.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.01 acres		
Year Built :	2012		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY466042		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	72 mb/s	1800 mb/s

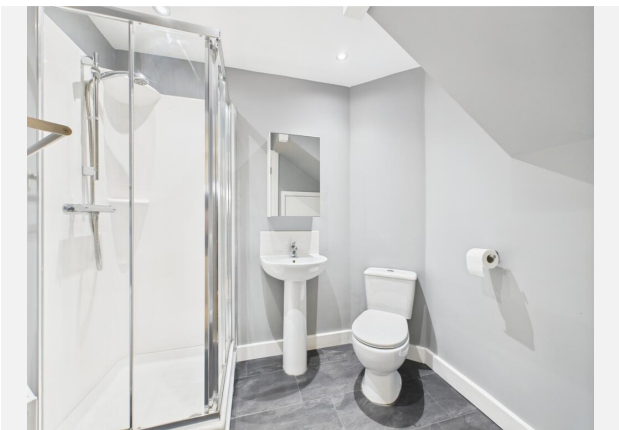
Mobile Coverage: (based on calls indoors)



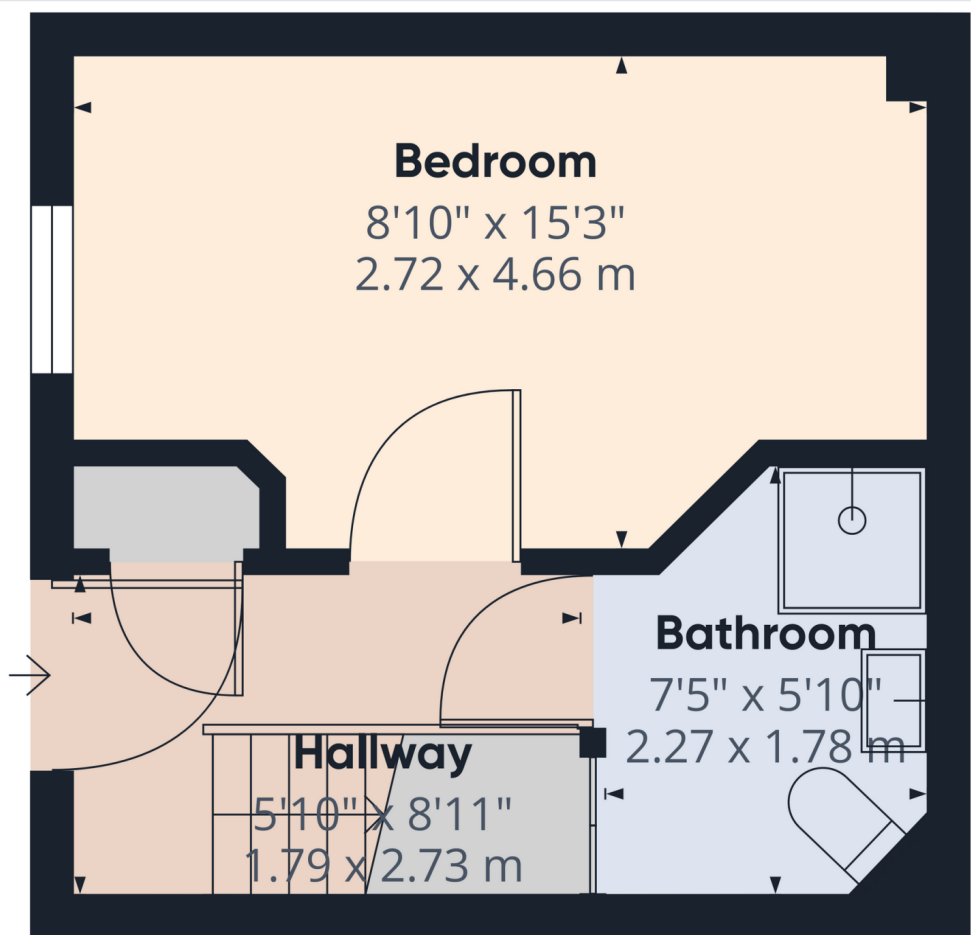
Satellite/Fibre TV Availability:







TOWPATH WAY, SPONDON, DERBY, DE21



Approximate total area^m
223 ft²
20.7 m²

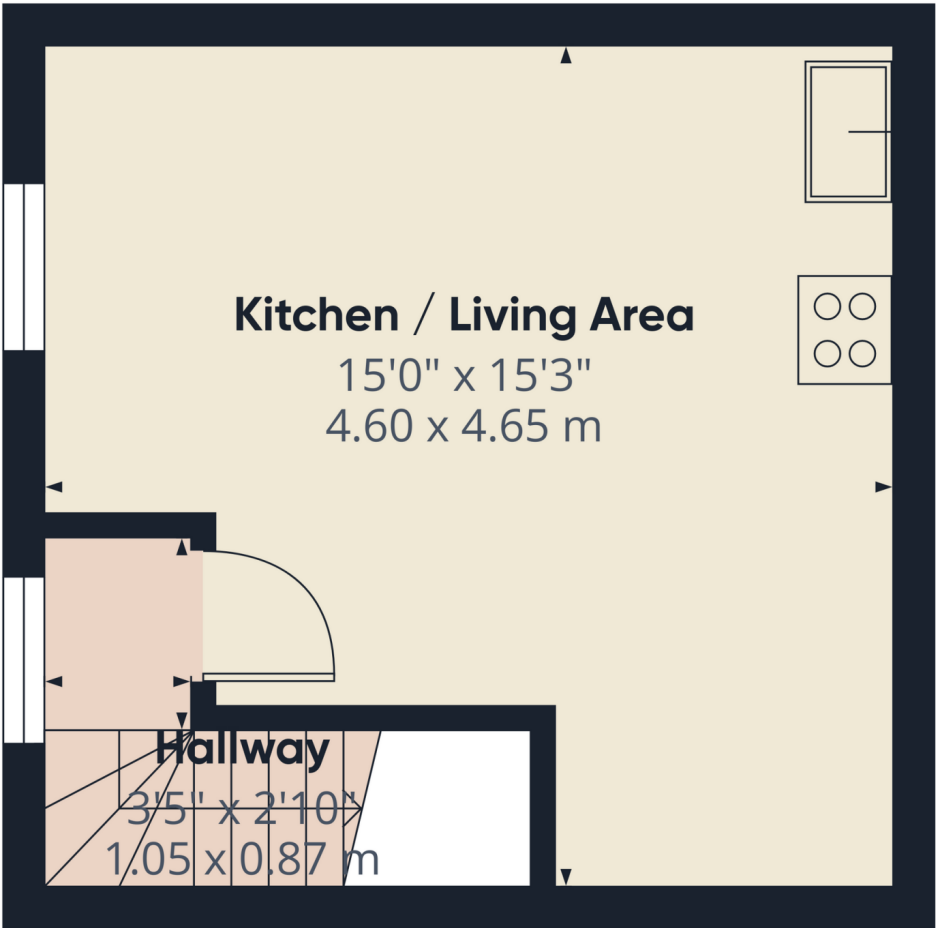
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area^m
229 ft²
21.2 m²

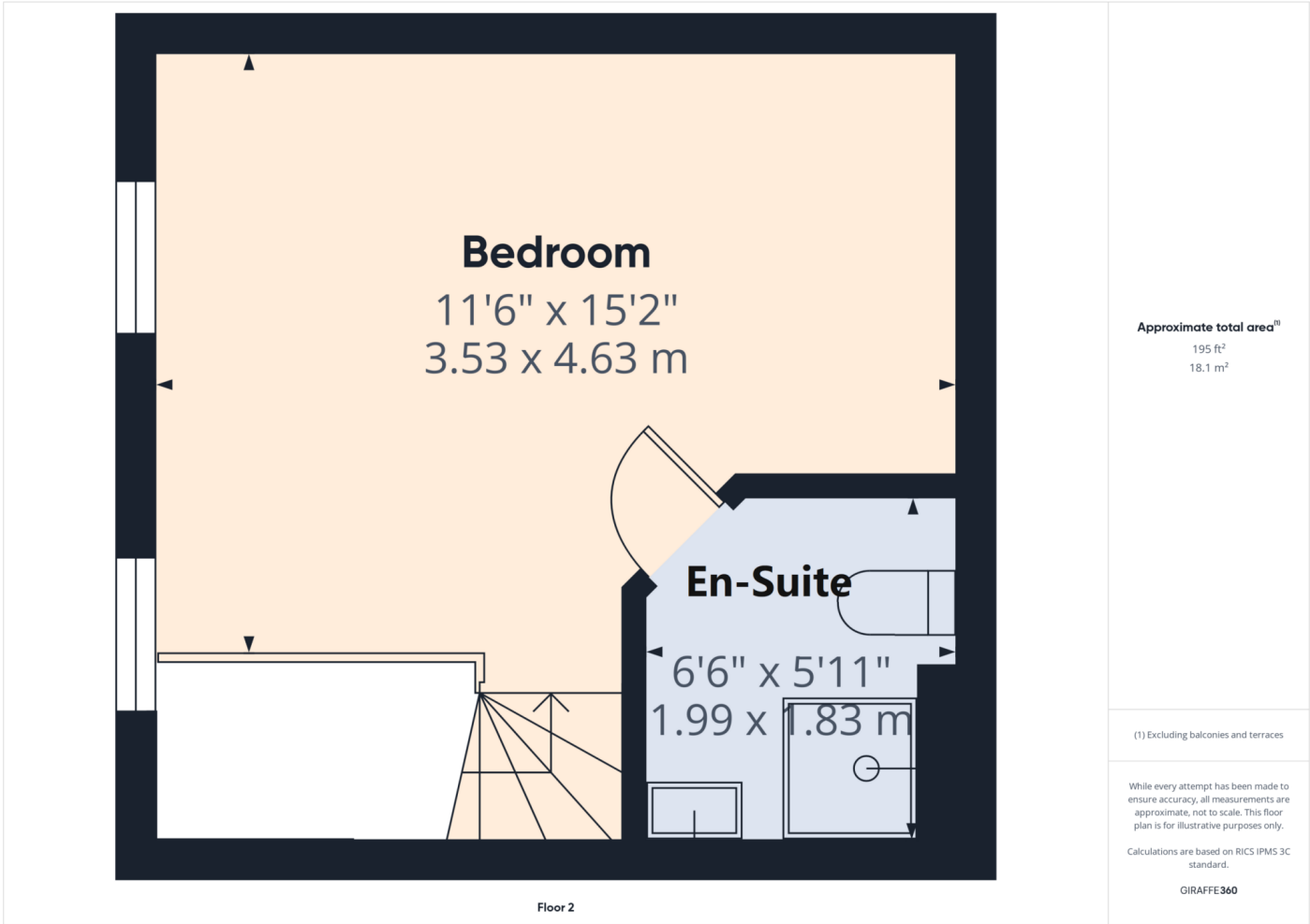
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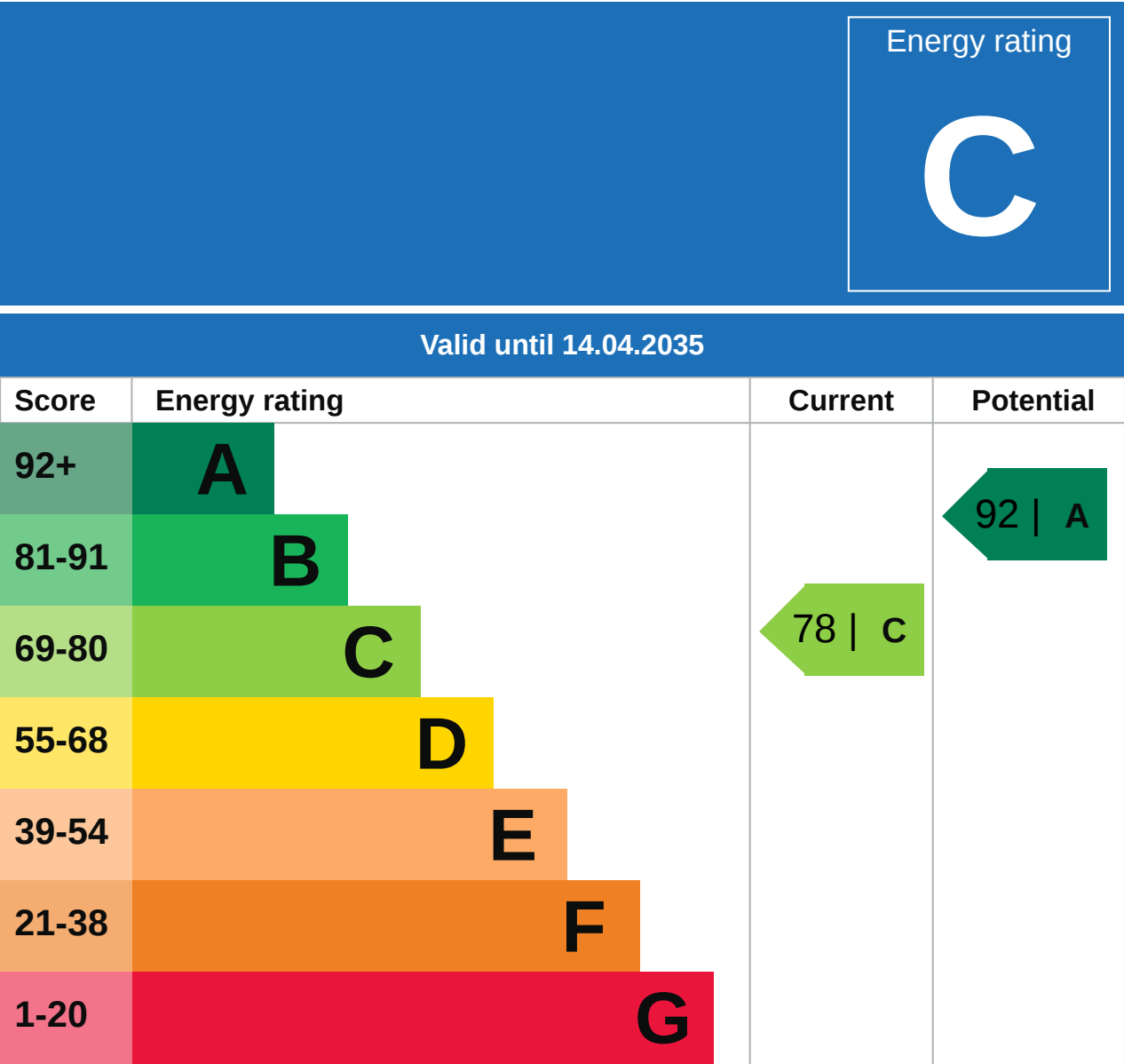
Calculations are based on RICS IPMS 3C standard.

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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	64 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

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