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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th May 2025



SOUTH AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Three-Bedroom Standard Construction Detached Property
- > EPC Rating D, Freehold
- > Council Tax Band C
- > Ample Off-Road Parking With A Car Port
- > Private & Enclosed Rear Garden

Property Description

**** PREMIER PROPERTY **** Ideal for a growing family or first time buyer, this three-bedroom detached property is located close to the shops and amenities in Spondon village. With a well-presented interior, the property also features ample off-road parking with a car port, a private and enclosed rear garden, uPVC double glazing and gas central heating! In brief, the accommodation comprises; Entrance hallway, a spacious lounge opening to a dining room, a modern fitted kitchen having a range of integrated appliances and a conservatory overlooking the rear garden. Found to the first floor are three bedrooms, first floor landing and a modern fitted family bathroom having a three piece suite. At the front of the property is a driveway providing off-road parking for several vehicles with flower beds, mature tree and a carport. A secure gate gives access to a private and enclosed garden laid mainly to lawn, decked seating area, flower beds, garden shed and fenced boundaries. South Avenue is well situated for Spondon village and its range of shops, schools and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Entrance Porch: (6'10" x 4'6") 2.08 x 1.37
Living Room: (17'1" x 12'8") 5.21 x 3.86
Dining Area: (8'10" x 9'0") 2.69 x 2.74
Conservatory: (7'11" x 8'10") 2.41 x 2.69
Kitchen: (7'10" x 10'4") 2.39 x 3.15
First Floor Landing: (6'5" x 9'9") 1.96 x 2.97
Bedroom One: (9'10" x 12'10") 3.00 x 3.91
Bedroom Two: (10'2" x 10'6") 3.10 x 3.20
Bedroom Three: (6'10" x 7'5") 2.08 x 2.26
Bathroom: (6'5" x 5'10") 1.96 x 1.78

Buyer Information:











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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY110668		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	49 mb/s	1800 mb/s
• Surface Water	Medium			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	Vodafone	
				

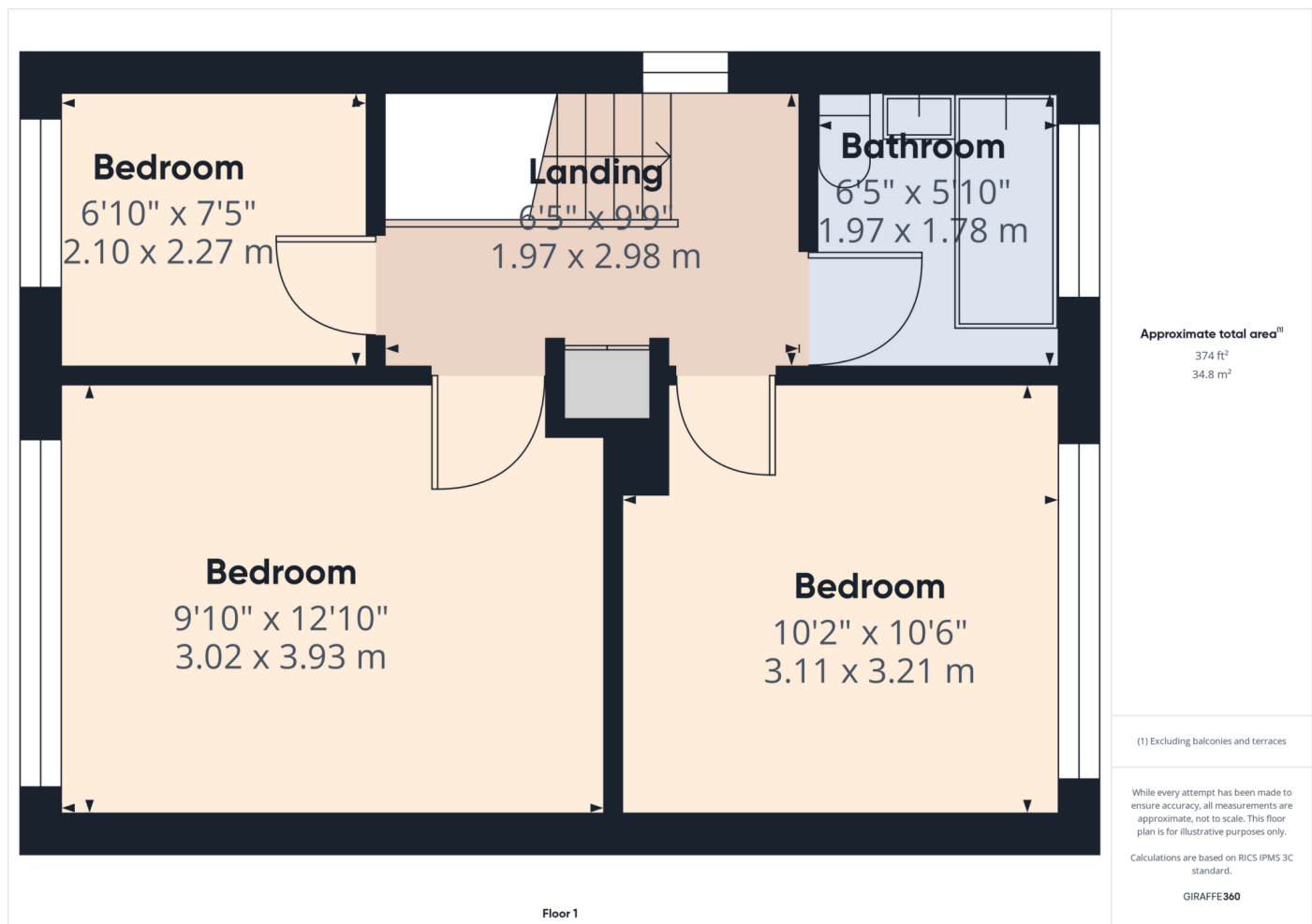




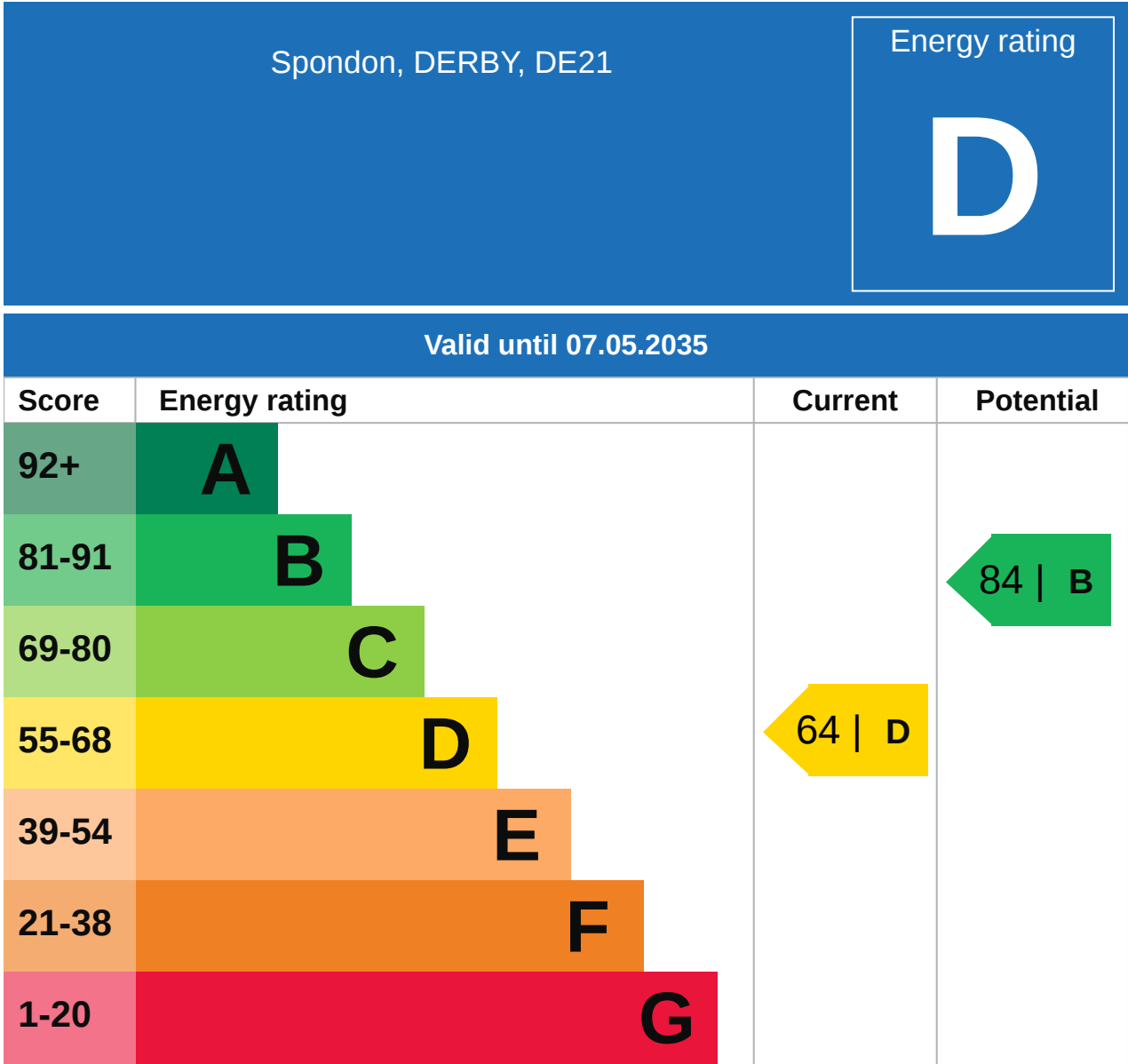
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Property EPC - Certificate



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	77 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

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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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