

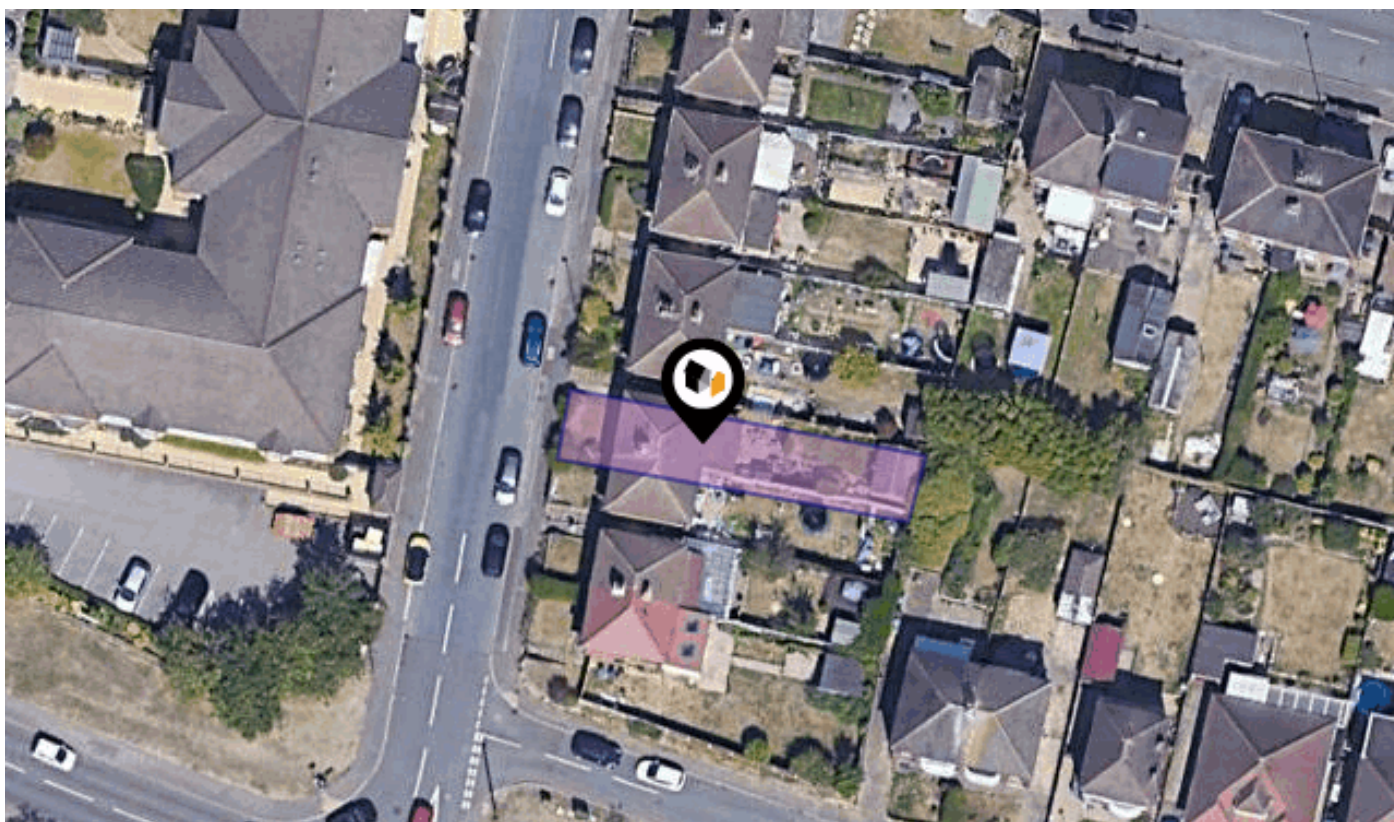


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17<sup>th</sup> June 2025



**SILVER HILL ROAD, SPENDON, DERBY, DE21**

## Hannells

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- > Two-Bedroom, Standard Construction Semi-Detached Property
- > EPC Rating E, Freehold
- > Council Tax Band A
- > On Street Parking
- > Private & Enclosed Rear Garden

With a well-presented interior and extended living accommodation, this two-bedroom semi-detached property is located in the highly popular Derby suburb of Spondon. Perfect for a first time buyer, the property features an open-plan layout and benefits from uPVC double glazing, gas central heating and a private, enclosed rear garden including a brick built home office with power and lighting! In brief, the accommodation comprises; Entrance hallway, a spacious lounge with a log burning fire and a fitted dining kitchen with a an understairs storage cupboard and French doors giving access to the rear of the property. Found to the first floor are two bedrooms, first floor landing and a family bathroom having a three piece suite. At the front of the property is a lawned fore garden having a range of flower and shrubbery beds together with a secure gate giving access to the rear of the property. To the rear of the property is a private and enclosed garden laid mainly to lawn, patio area, pond, flower beds and a brick built home office with power and lighting. Silver Hill Road is well situated for both Spondon and Borrowash respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

#### Entrance Hallway:

Living Room: (17'3" x 11'1") 5.26 x 3.38

Dining Kitchen: (13'7" x 13'3") 4.14 x 4.04

#### First Floor Landing:

Bedroom One: (10'6" x 11'0") 3.20 x 3.35

Bedroom Two: (9'9" x 8'4") 2.97 x 2.54

Bathroom: (6'5" x 5'9") 1.96 x 1.75

#### Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (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 Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY166786		

## Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		





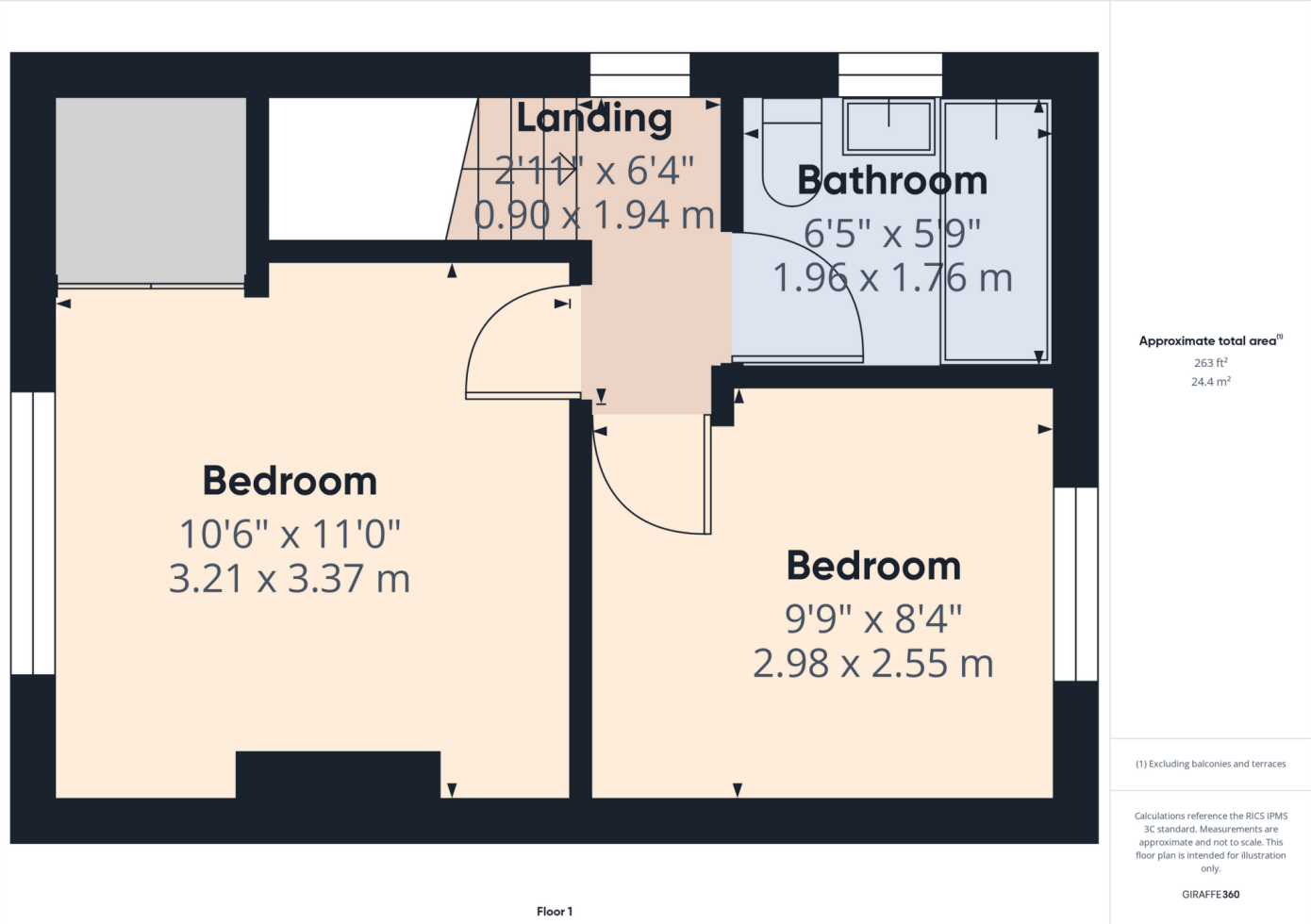


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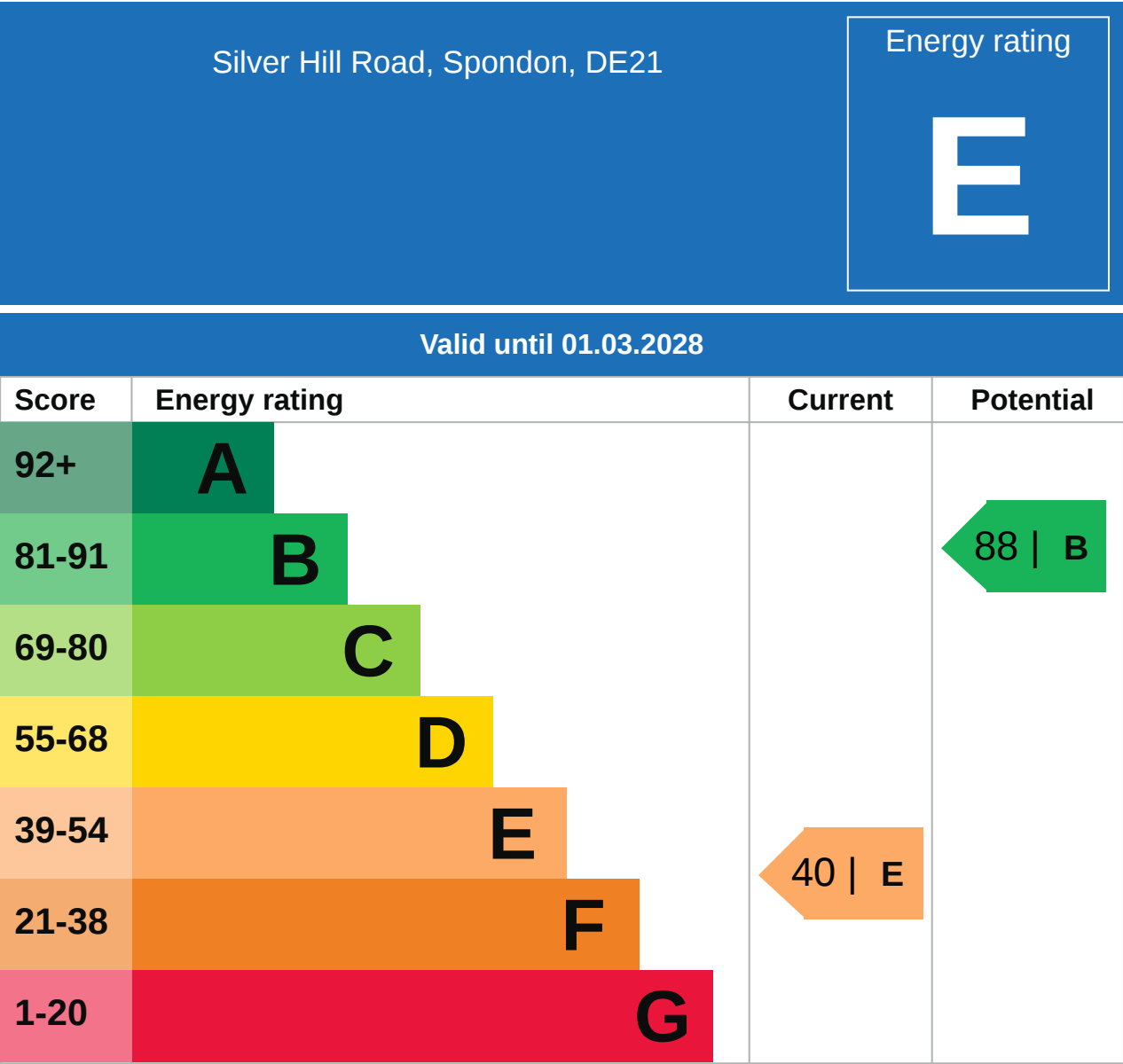




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# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	66 m <sup>2</sup>



## Hannells

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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

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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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# Hannells

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