

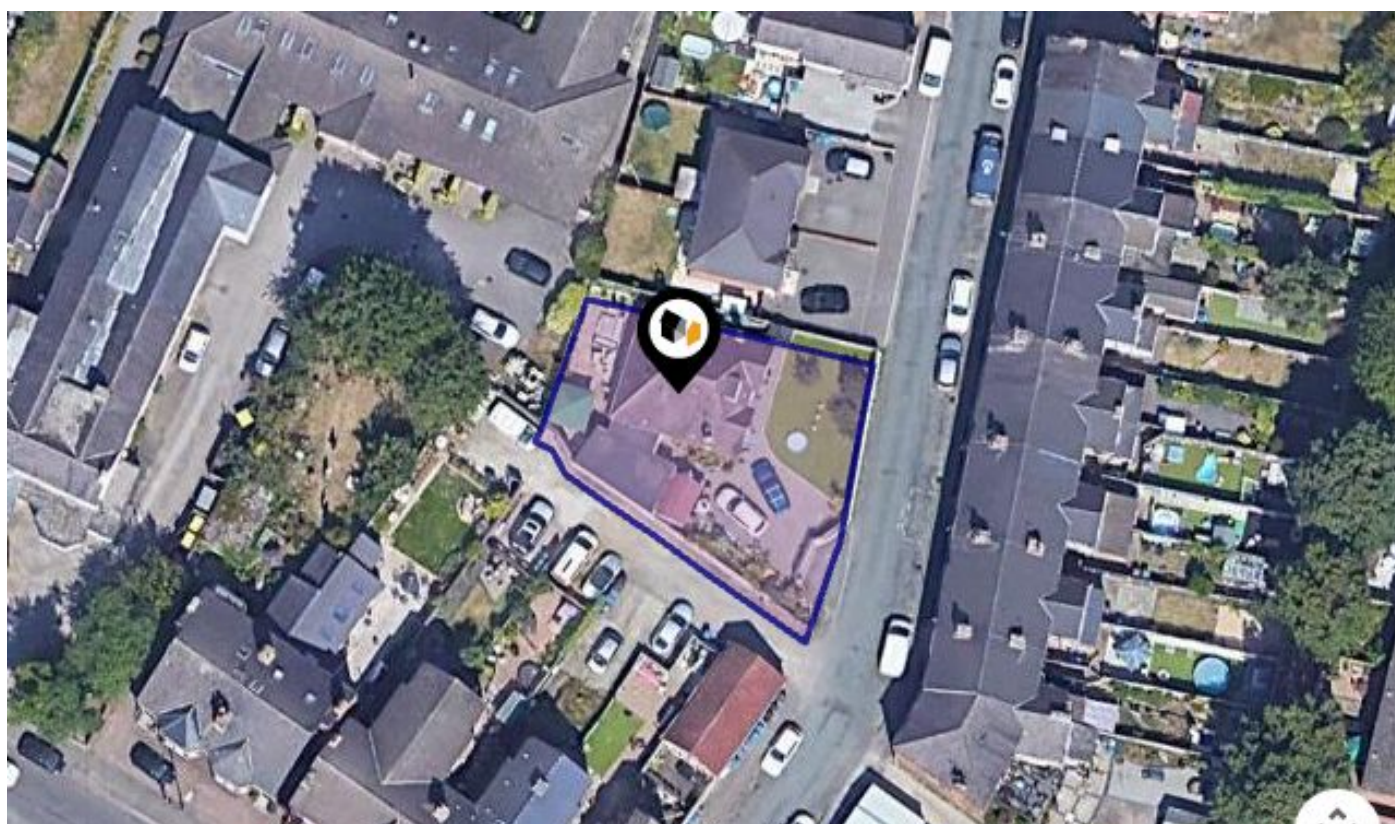


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th July 2025



CAMBRIDGE STREET, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Spacious & Well-Appointed, Three-Bedroom Detached Home
- > Freehold/Standard Construction
- > EPC Rating E/Council Tax Band B
- > Driveway Parking
- > Generous Lounge

Located in the sought-after area of Spondon, this spacious, extended and well-presented, three-bedroom home stands on a generous plot and features a spacious lounge, two double ground-floor bedrooms, a ground-floor shower room, double first-floor bedroom and a bathroom. With a low maintenance private rear garden and a stunning games room, it must be viewed! Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Porch; spacious lounge with feature fireplace and bay window; modern and well-appointed fitted kitchen; separate utility room; games room and good sized workshop; most generous ground floor double bedroom; second ground floor double bedroom (currently used as a dining room) ground floor shower room; first floor landing; double first floor bedroom; walk in wardrobe/store room and a well-appointed fitted first floor bathroom. To the front of the property is a generous garden space with artificial lawn, mixed flower and shrubbery beds, mature fruit trees and a most generous gated driveway providing ample off-road parking for several vehicles. To the rear is a beautiful low maintenance and private garden space with high quality patio area and beautiful covered hot tub. Cambridge Street is just a short distance from Derby city centre. Spondon itself offers a range of local amenities, including shops, cafés, well-regarded schools, and excellent transport links, with easy access to the A52, M1, and Derby train station. The area is also well-served by parks and green spaces. An internal inspection is essential in order to fully appreciate the size and location of the property on offer.

Room Measurement & Details

Entrance Porch:

Living Room: (20'0" x 16'3") 6.10 x 4.95

Kitchen: (11'1" x 10'10") 3.38 x 3.30

Utility Room: (11'8" x 5'3") 3.56 x 1.60

Games Room/Workshop: (23'3" x 12'8") 7.09 x 3.86

Bedroom One: (16'2" x 11'9") 4.93 x 3.58

Bedroom Two: (11'10" x 10'9") 3.61 x 3.28

Shower Room: (6'11" x 4'6") 2.11 x 1.37

First Floor Landing:

Bedroom Three: (11'10" x 10'3") 3.61 x 3.12

Bathroom: (7'3" x 6'8") 2.21 x 2.03

Walk-In Wardrobe/Storage Room: (10'6" x 4'4") 3.20 x 1.32

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

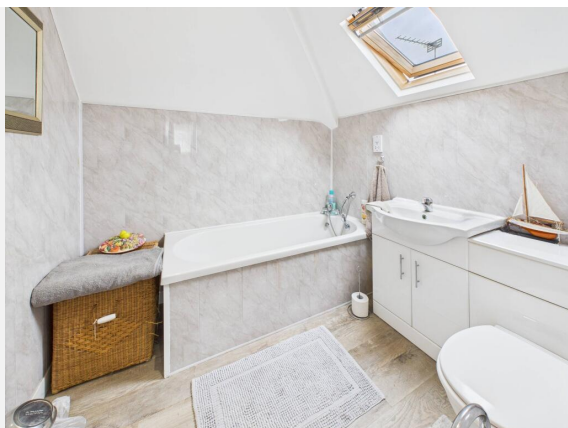
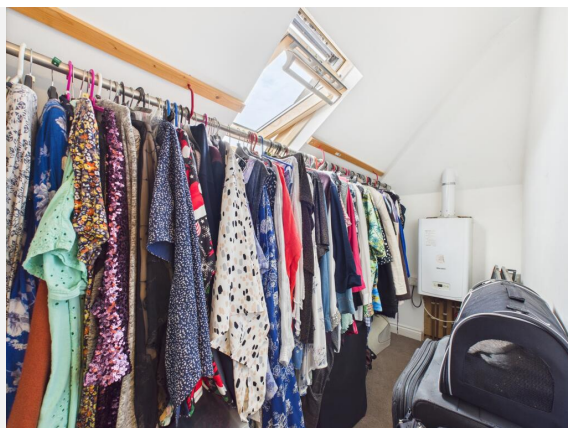


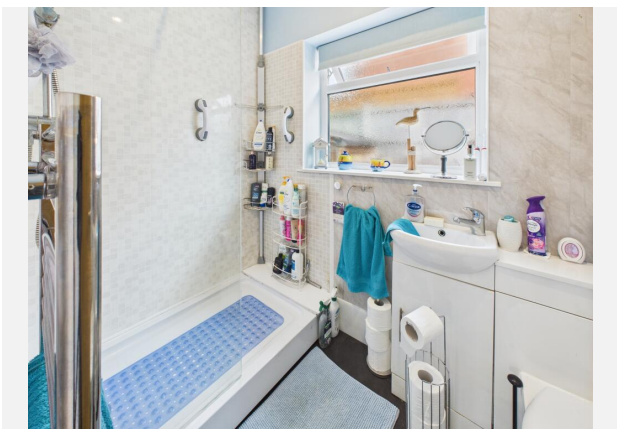
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,517 ft ² / 141 m ²		
Plot Area:	0.12 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY120343		

Local Area

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



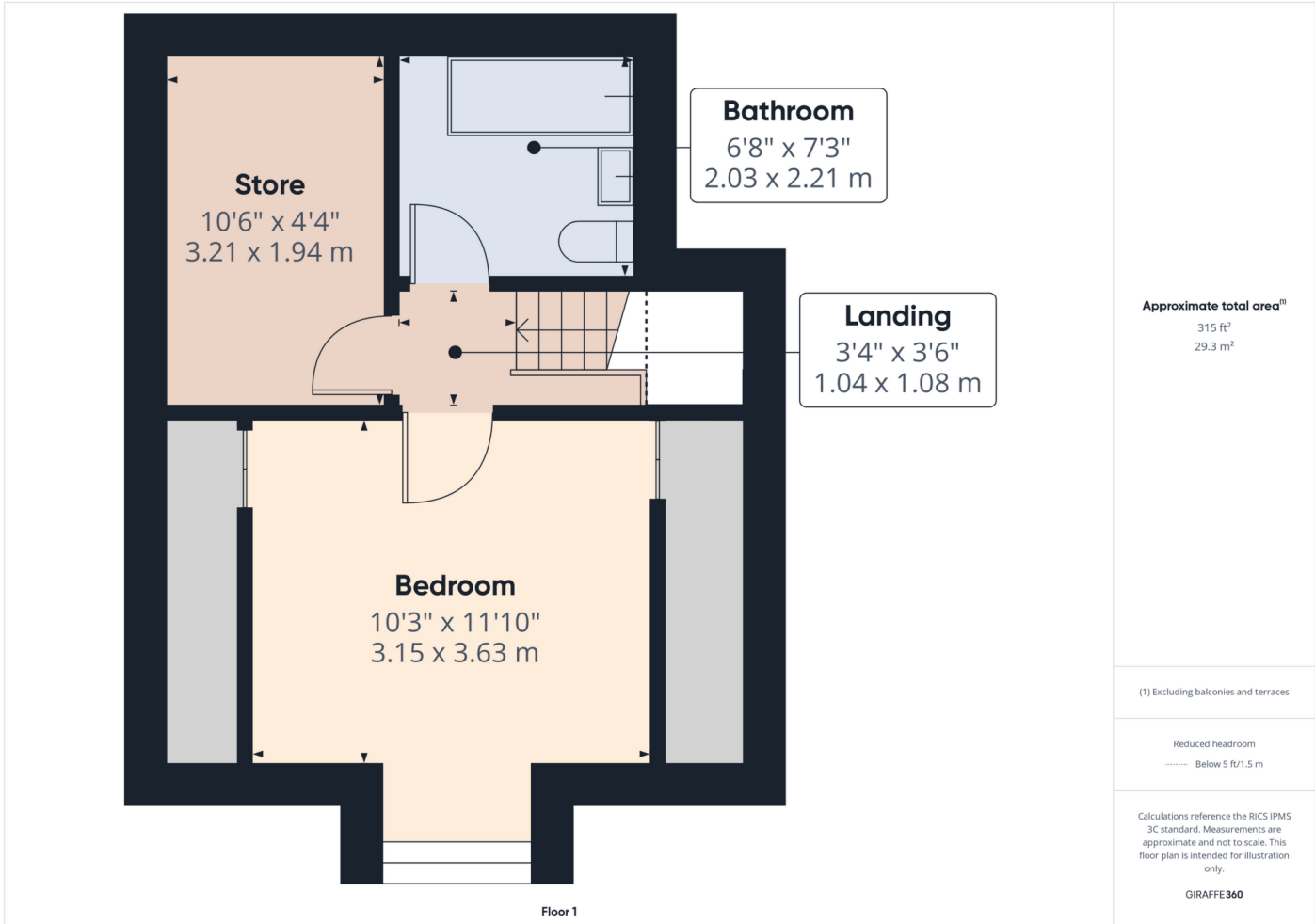




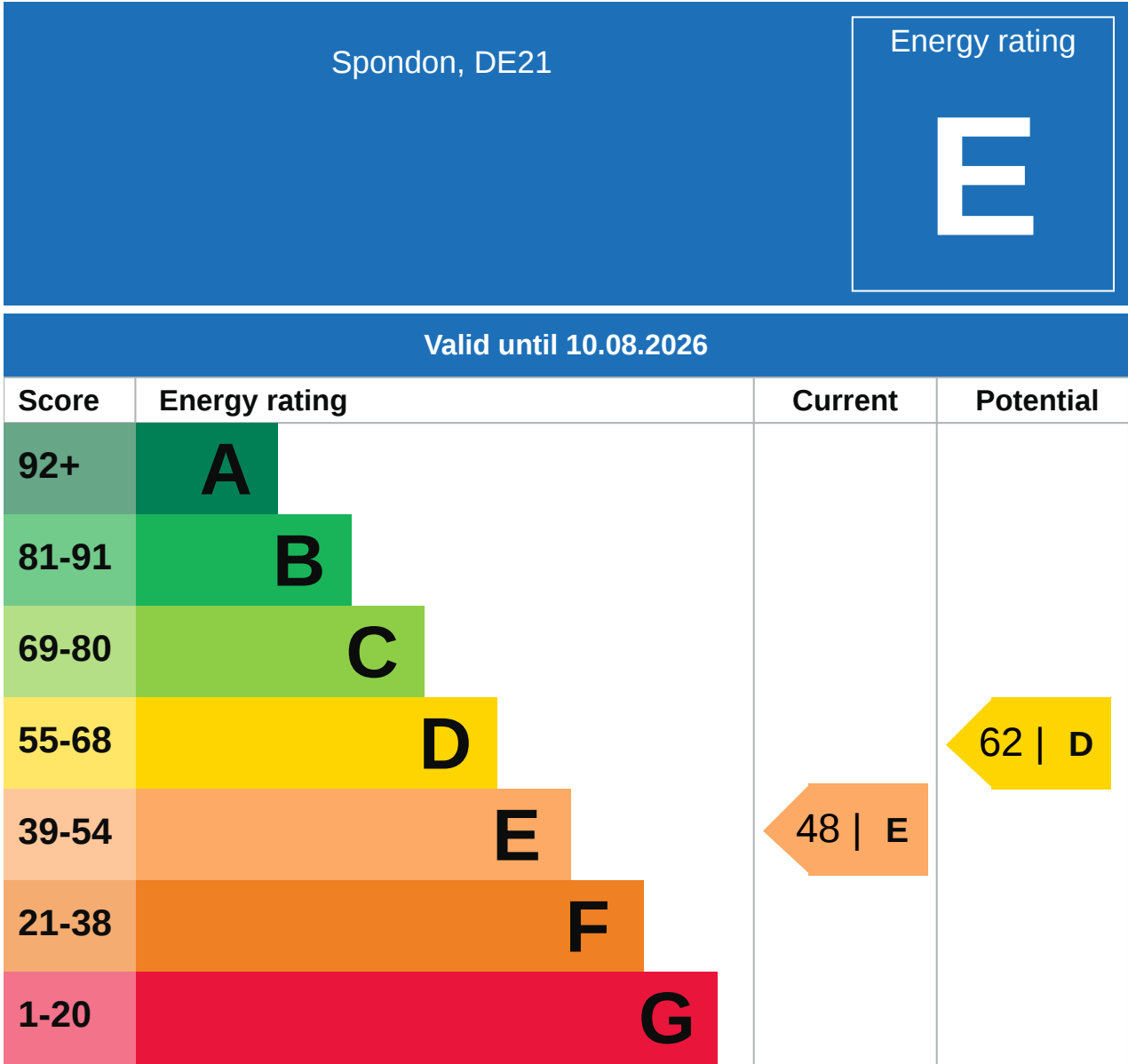
CAMBRIDGE STREET, SPONDON, DERBY, DE21



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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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
Lighting:	Low energy lighting in 72% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	141 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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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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