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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



SOUTH AVENUE, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious, Detached Three-Bedroom Bungalow
- > Freehold, Standard Construction
- > EPC Rating D
- > Council Tax Band C
- > No Upward Chain

Property Description

**** NO UPWARD CHAIN **** Located in the popular and sought-after area of Spondon and just a short walk from local shops, amenities and public transport links, this spacious three-bedroom detached bungalow stands on a generous plot and offers excellent potential! Benefitting from double glazing and gas central heating, the accommodation in brief comprises: Spacious lounge diner with feature central fireplace; well-appointed fitted kitchen diner; inner hall; three well-proportioned bedrooms and a fitted bathroom with large shelved airing cupboard. To the front of the property is a good-sized garden space with lawn and mixed flower and shrubbery beds alongside a driveway providing off road parking and giving access to a detached brick-built garage. To the rear is an enclosed garden with patio seating area, lawn and mixed flower and shrubbery beds. 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

Door To:

Kitchen Diner: (15'2" x 7'11") 4.62 x 2.41

Lounge Diner: (16'4" x 12'3") 4.98 x 3.73

Inner Hall:

Bedroom One: (12'5" x 9'7") 3.78 x 2.92

Bedroom Two: (10'6" x 9'4") 3.20 x 2.84

Bedroom Three: (7'4" x 6'2") 2.24 x 1.88

Bathroom: (9'6" x 6'1") 2.90 x 1.85

Buyer Information:

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY21986		

Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	64 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	Vodafone	
				

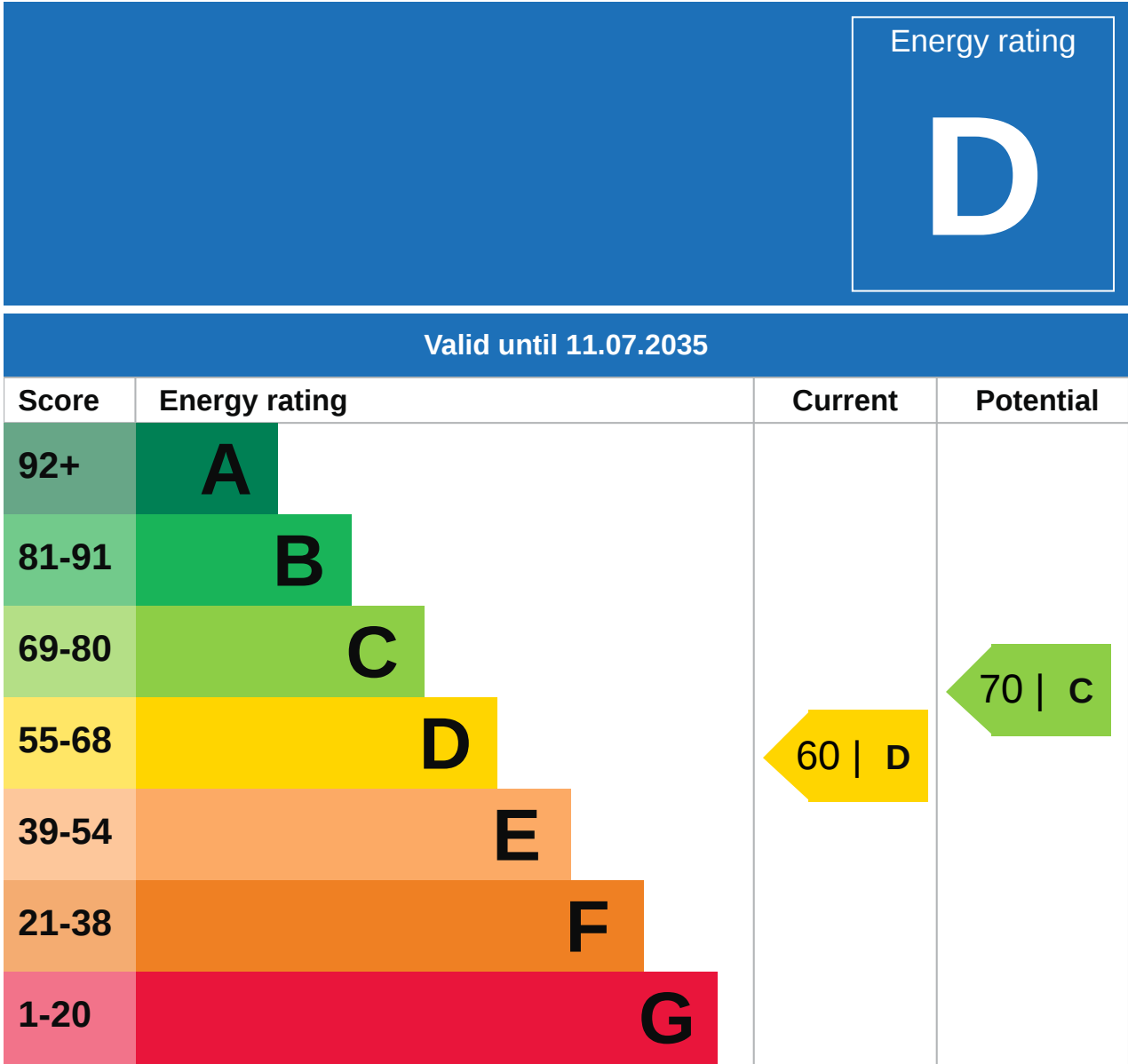




SOUTH AVENUE, SPONDON, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	65 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.

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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