

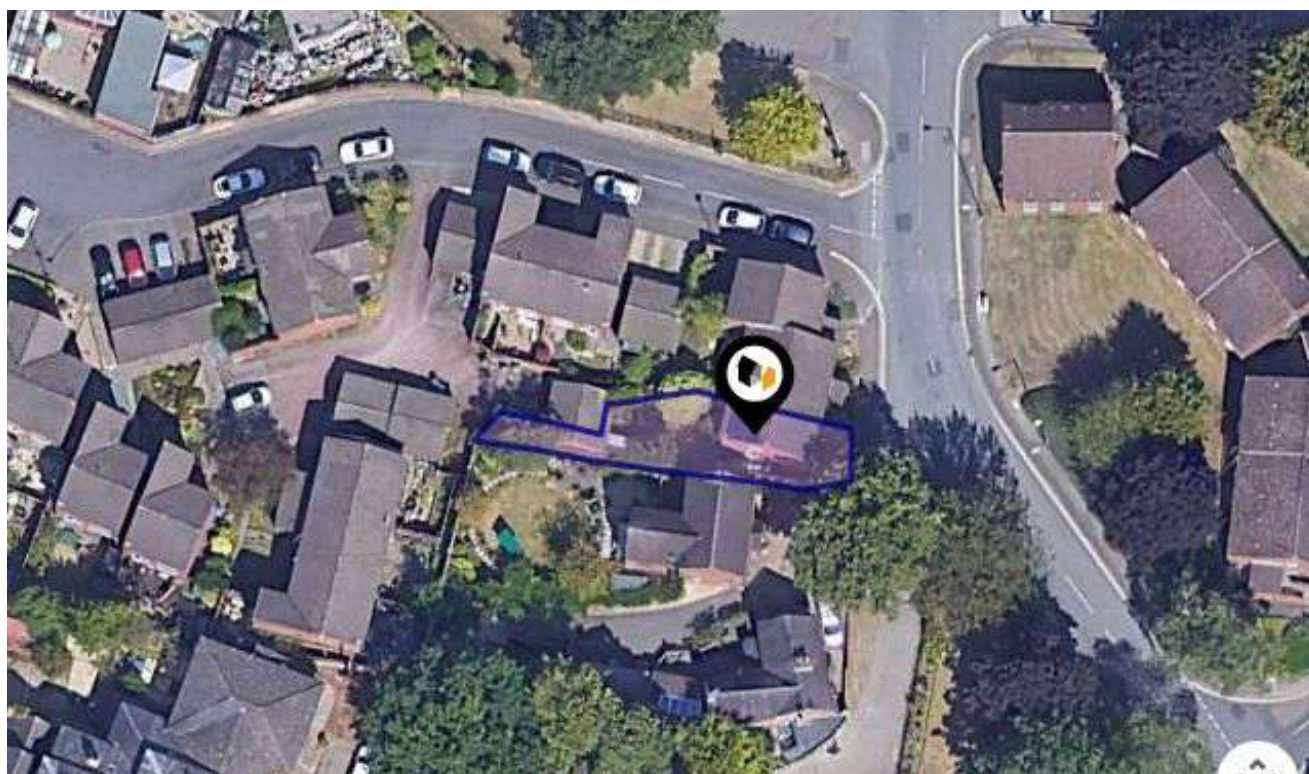


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th October 2025



CHURCH STREET, SPONDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Spacious End Town House Available With No Upward Chain
- > Requires Some Modernisation/Improvement
- > Garage & Rear Garden
- > EPC Rating B, Standard Construction
- > Council Tax Band A, Freehold

Property Description

This two double-bedroom end town house is ideally located in the heart of Spondon village and is offered for sale with no upward chain. Requiring modernisation and improvement, the property offers excellent potential for first-time buyers or anyone looking to put their own stamp on a home! The property benefits from gas central heating and double glazing and briefly comprises:- entrance lobby, cloakroom/WC, lounge, dining room and kitchen. To the first floor the landing provides access to two double bedrooms and shower room with a three piece suite. Outside, there is a small garden area to the front elevation and there is a garden to the rear. There is the benefit of a brick built garage to the rear of the property. Church Street is well situated for local shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Porch: (5'6" x 3'11") 1.68 x 1.19

WC: (5'6" x 2'3") 1.68 x 0.69

Lounge: (10'6" x 15'11") 3.20 x 4.85

Dining Room: (9'8" x 7'9") 2.95 x 2.36

Landing: (6'2" x 8'3") 1.88 x 2.51

Bedroom: (10'6" x 15'11") 3.20 x 4.85

Bedroom: (9'11" x 8'5") 3.02 x 2.57

Bathroom: (6'6" x 7'1") 1.98 x 2.16

Outside:

There is a small garden area to the front elevation and garden to rear. There is also the benefit of a brick built garage to the rear of the property.

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:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY75299		

Local Area

Local Authority:	Derby city
Conservation Area:	Spondon
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

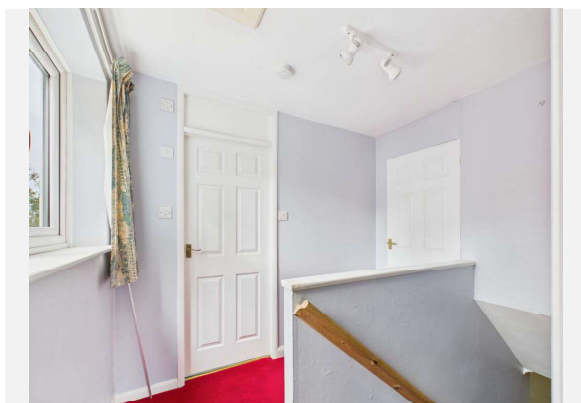
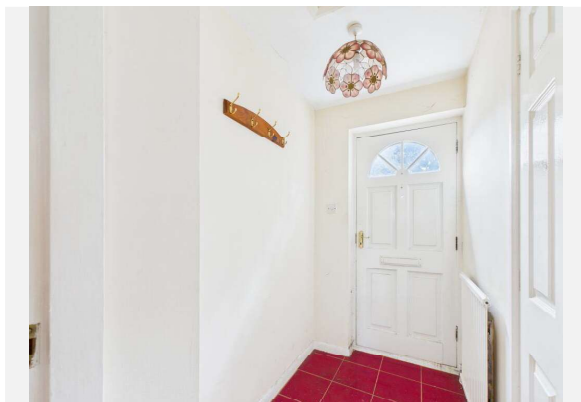
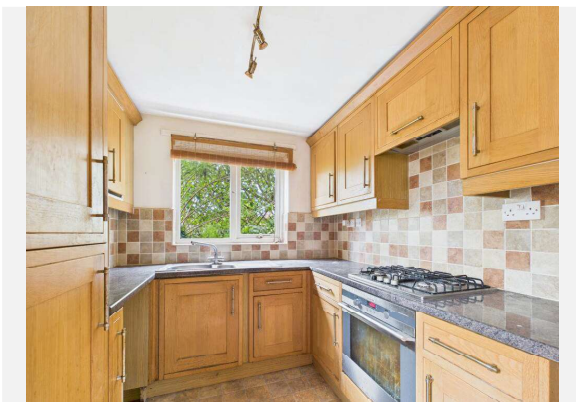


Planning History This Address

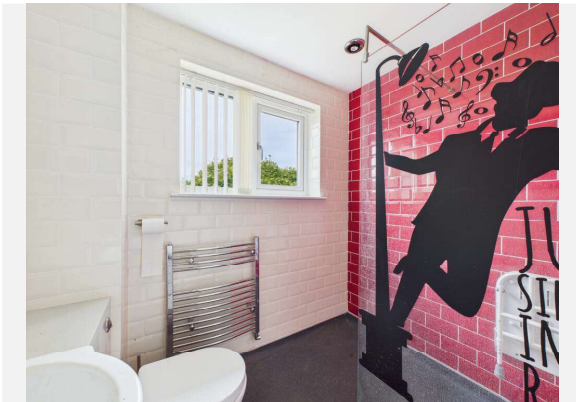


Planning records for: *Church Street, Spondon, Derby, DE21*

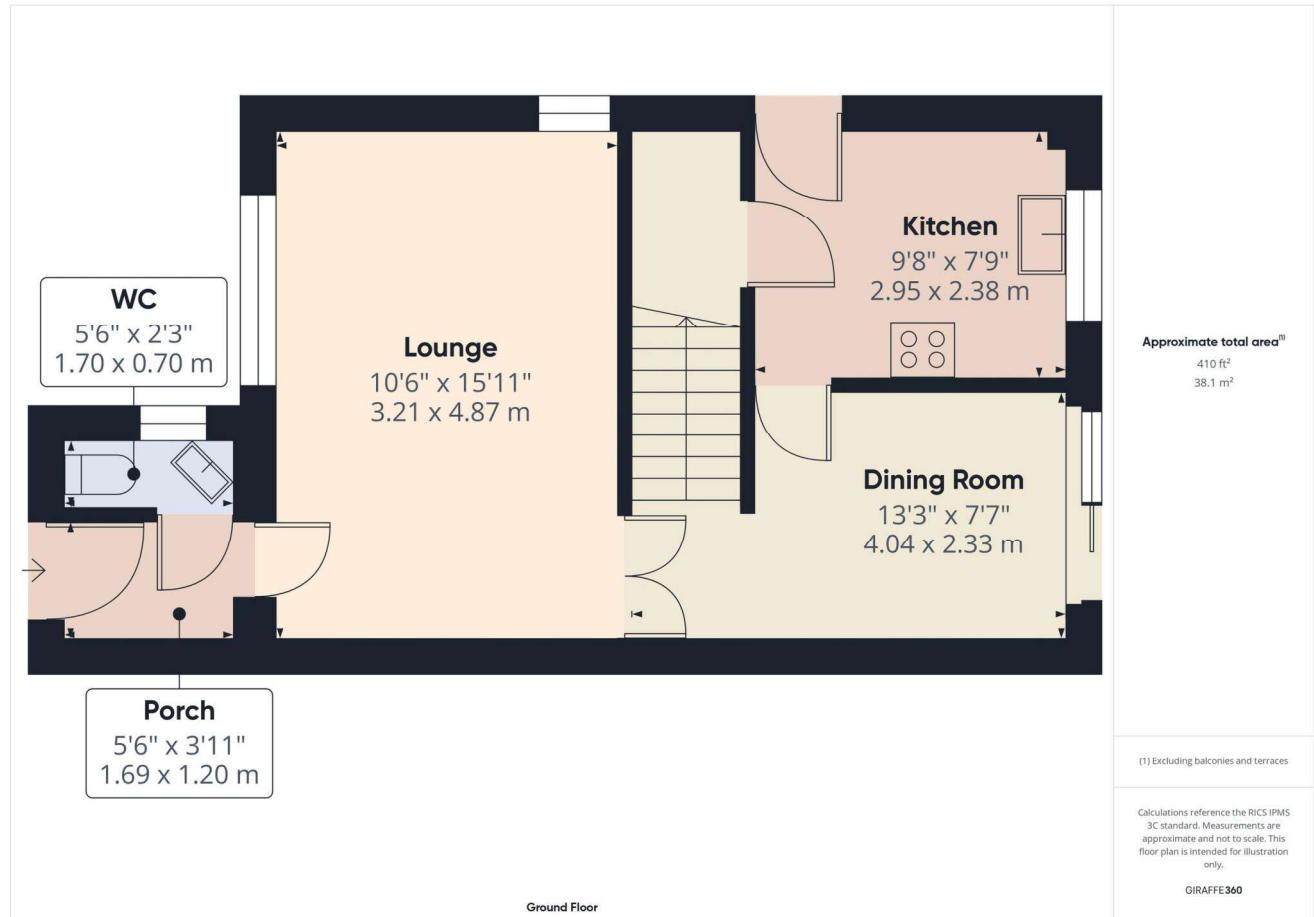
Reference - 19/00730/CAT	
Decision:	Decided
Date:	21st May 2019
Description:	Felling of one Pine tree within the Spondon Conservation Area



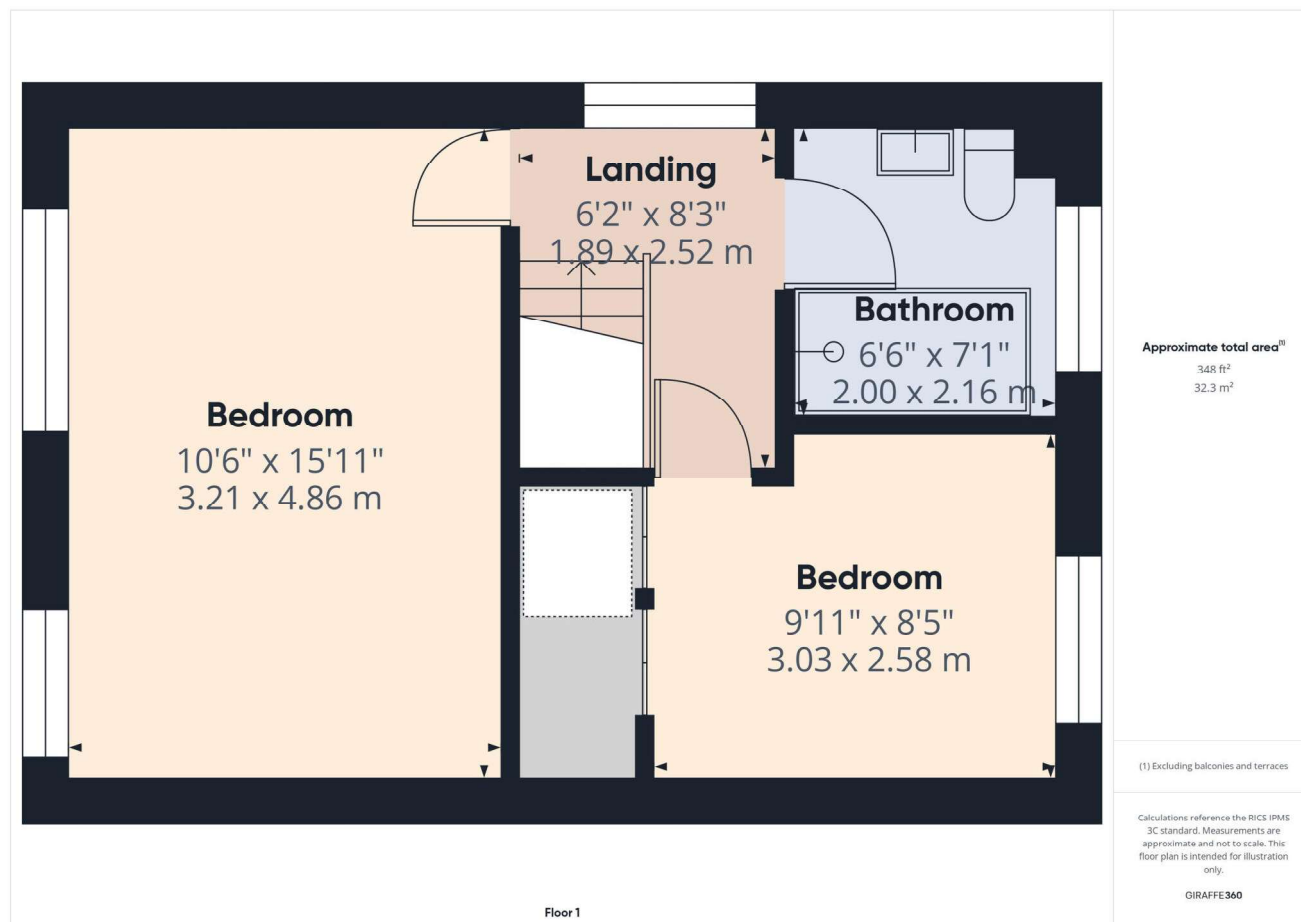
Gallery Photos



CHURCH STREET, SPONDON, DERBY, DE21



CHURCH STREET, SPONDON, DERBY, DE21



Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

B

Valid until 30.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	75 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.

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Testimonials



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

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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