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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th November 2025



MERCHANT AVENUE, SPONDON, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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Introduction

Our Comments



Useful Information:

- > Modernised & Stylish Three-Bedroom Home
- > Stylish Fitted Kitchen Diner
- > Most Generous Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

Located in the popular area of Spondon, this modernised, stylish and spacious three-bedroom home offers a spacious living room with central feature fireplace, modern and stylish fitted kitchen diner and a well-appointed fitted family bathroom. With a most generous rear garden and ample off-road parking and electric vehicle charging point, it will make the perfect family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; spacious living room with feature period style central fireplace; modernised and well-appointed fitted kitchen diner with generous walk-in pantry store; first floor landing; master bedroom with views over the rear garden and walk in wardrobe space; two further well-proportioned bedrooms and a fitted family bathroom. To the front of the property is a driveway providing ample off-road parking and to the rear is a most generous garden with patio seating area, decked seating area, mature fruit trees, lawn and mixed flower and shrubbery beds. The property is located just a short walk from the highly regarded West Park School, along with Springfield and St Werburgh's primary schools. Merchant Avenue is well situated for Spondon and Chaddesden respectively which offering a range of shops and transport links together with excellent road link for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall:

Living Room: (15'4" x 11'3") 4.67 x 3.43

Kitchen Diner: (22'1" x 6'1") 6.73 x 1.85

First Floor Landing:

Bedroom One: (12'2" x 9'4") 3.71 x 2.84

Bedroom Two: (11'11" x 8'3") 3.63 x 2.51

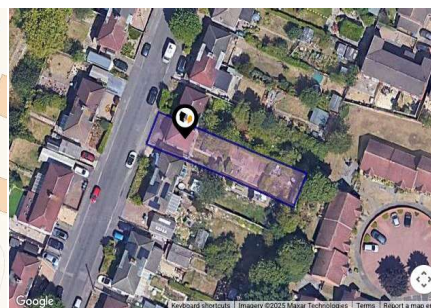
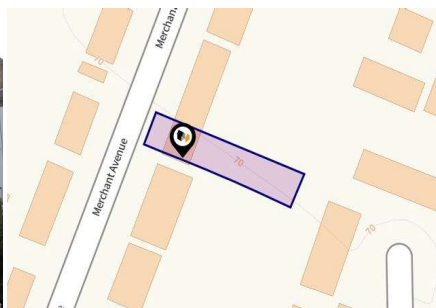
Bedroom Three: (8'2" x 6'6") 2.49 x 1.98

Bathroom: (6'7" x 6'6") 2.01 x 1.98

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY292757

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

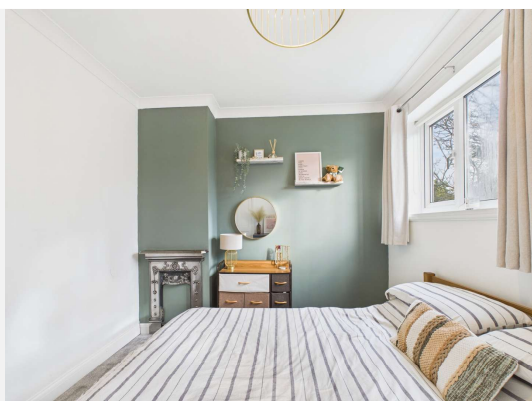
Mobile Coverage:
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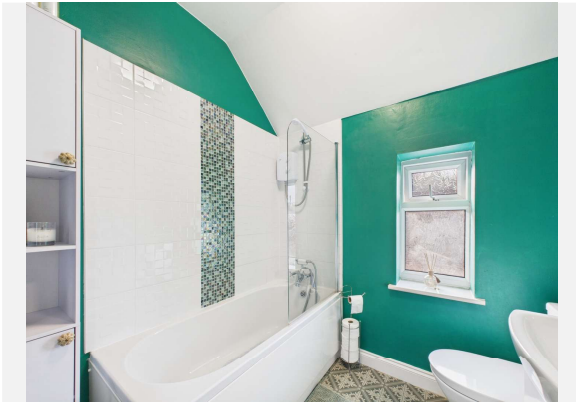
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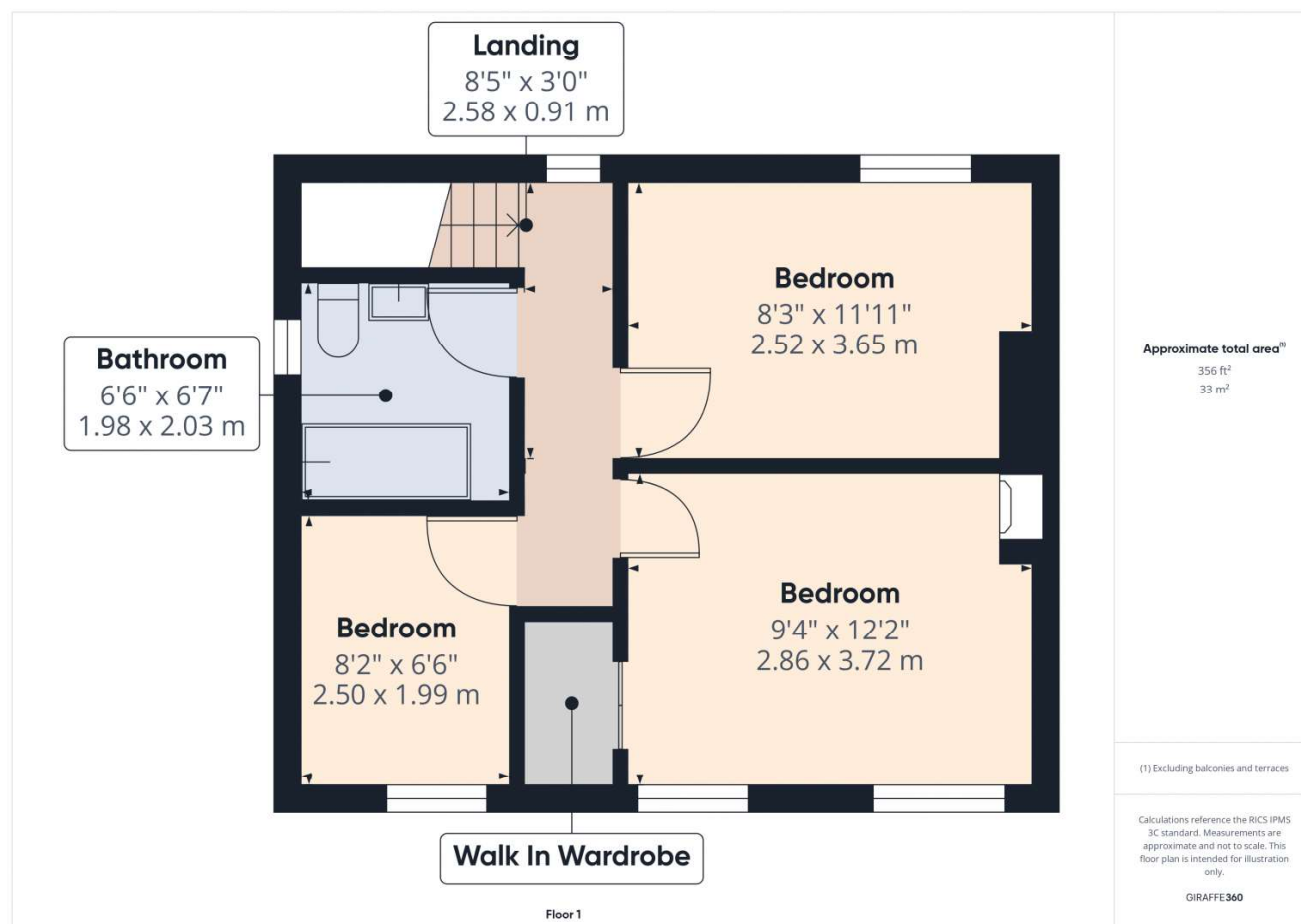
Gallery Photos



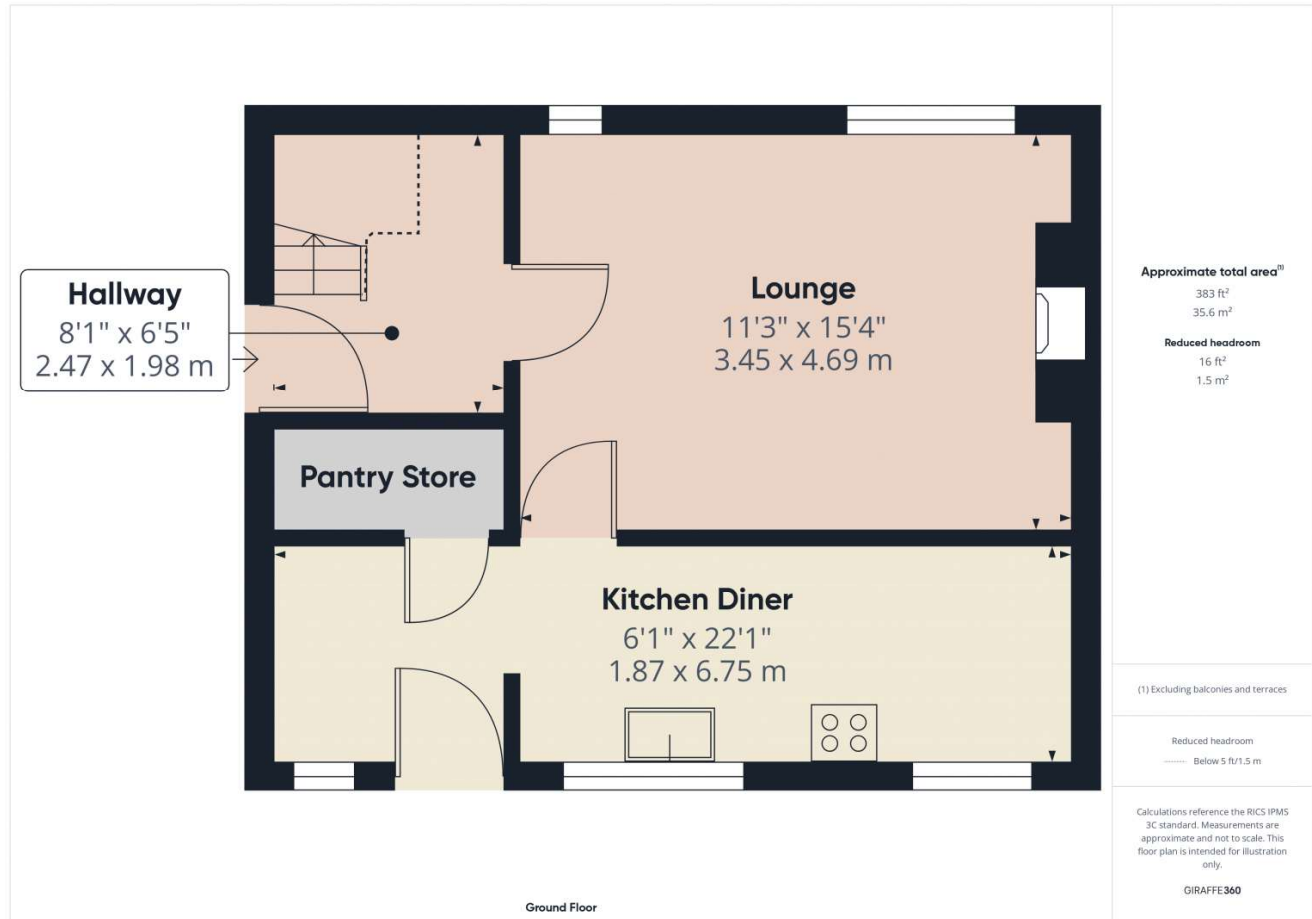
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MERCHANT AVENUE, SPONDON, DERBY, DE21



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Property EPC - Certificate



Merchant Avenue, Spondon, DE21

Energy rating

D

Valid until 25.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²



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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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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.

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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.

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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.

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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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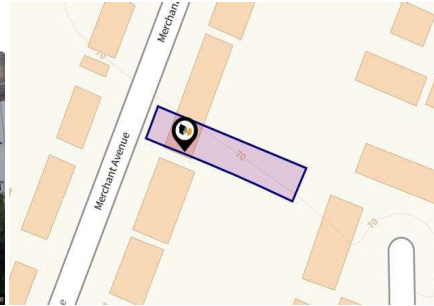
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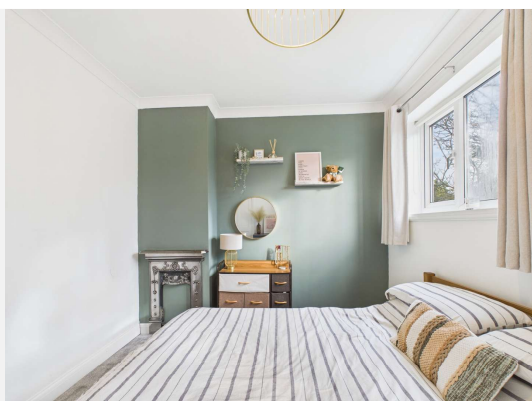
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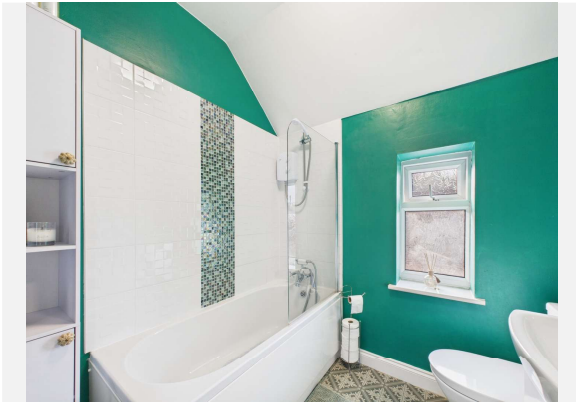
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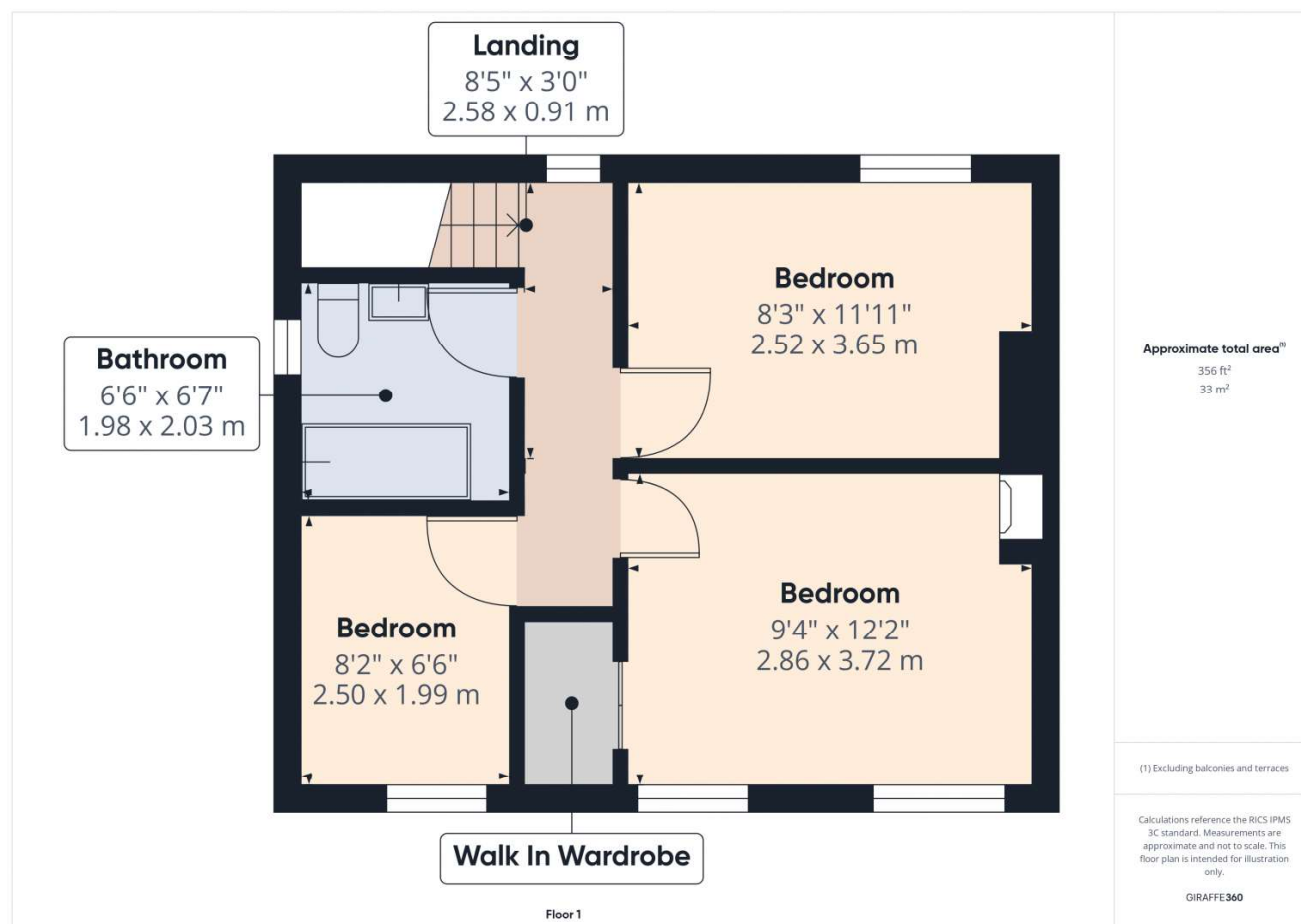
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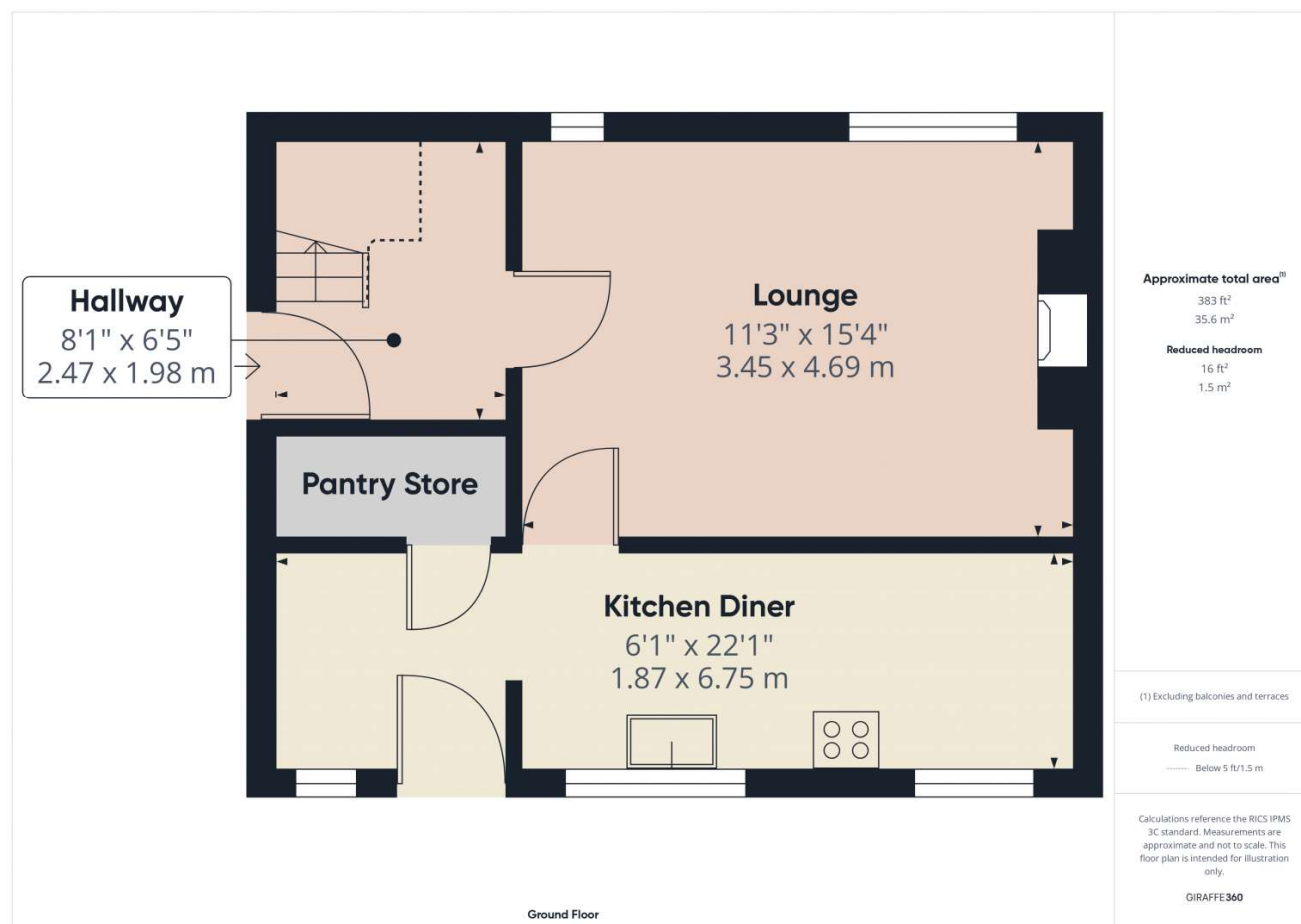
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Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
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