

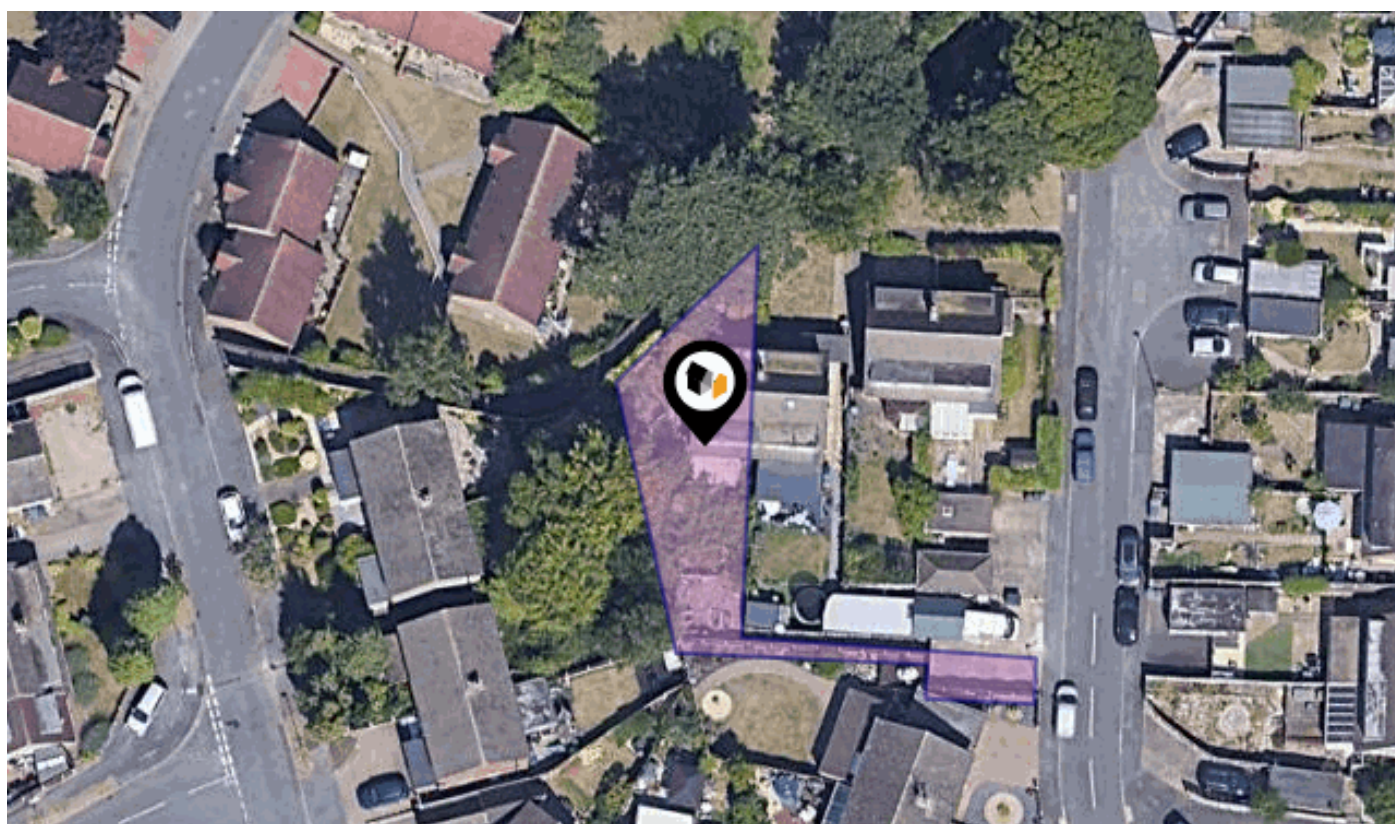


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th April 2025



WERBURGH CLOSE, SPONDON, DERBY, DE21

Hannells

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- > Recently Renovated/Improved Three Bedroomed Family Home
- > No Upward Chain, Early Viewing Recommended
- > Larger Than Average South Facing Rear Garden
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

Property Description

Located in the sought after area of Spondon, this three bedroomed home has been subject to a range of improvement/modernisation within the last few months to including being rewired, fitted Eco4 electric wifi enabled radiators, re- decorated throughout along with new floor coverings/carpets. An early viewing is recommend. The accommodation is supplemented by UPVC double glazed (with a number of glass panels being replaced during 2025) and briefly comprises:- deep reception hallway, newly fitted kitchen and two reception areas. To the first floor the landing provides access to three bedrooms (two double) and a family bathroom with a three piece suite. Outside, is a mature garden to the front elevation and there is a good size rear garden which enjoys a south facing aspect. There is also the benefit of a wider than average driveway providing off road parking for two vehicles which is adjacent to the property. Werburgh Close is well situated for Spondon village and its amenities together with convenient access for road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport. Viewing is recommended.

Room Measurement & Details

Deep Reception Hallway:

Fitted Kitchen: (10'8" x 7'4") 3.25 x 2.24

Lounge: (13'4" x 10'2") 4.06 x 3.10

Dining Room: (10'1'7" x 9'0") 30.96 x 2.74

First Floor Landing:

Double Bedroom One: (13'0" x 10'2") 3.96 x 3.10

Double Bedroom Two: (10'6" x 9'9") 3.20 x 2.97

Bedroom Three: (9'9" x 6'4") 2.97 x 1.93

Family Bathroom: (7'3" x 6'4") 2.21 x 1.93

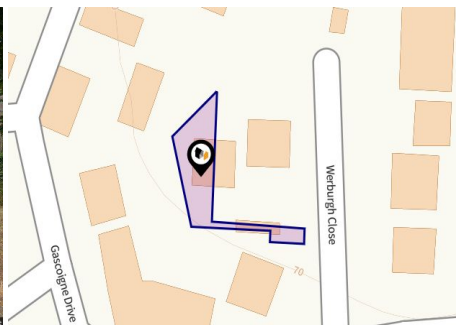
Outside: The property occupies a mature plot with gardens to both front and rear elevation. The front garden is screened with fencing and has a range of shrubs and flowers. There is gated pedestrian access to the side elevation leading to a barked garden area and opens to the good size size south facing rear garden having two artificial turfed areas, paved slabs and paved pedestrian access to:- WIDE DRIVEWAY providing off road parking for two vehicles.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (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.

KFB - Key Facts For Buyers





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.08 acres
Council Tax :	Band B
Annual Estimate:	£1,708
Title Number:	DY4888

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)

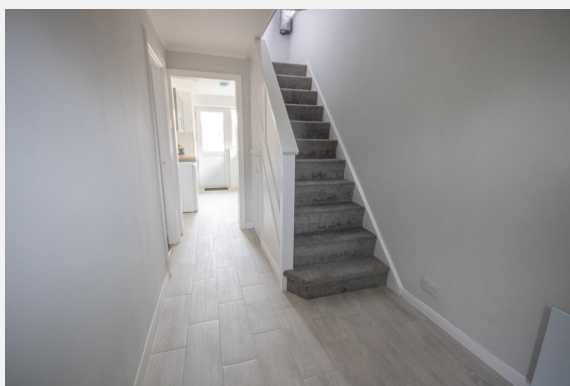
16 mb/s	76 mb/s	1800 mb/s

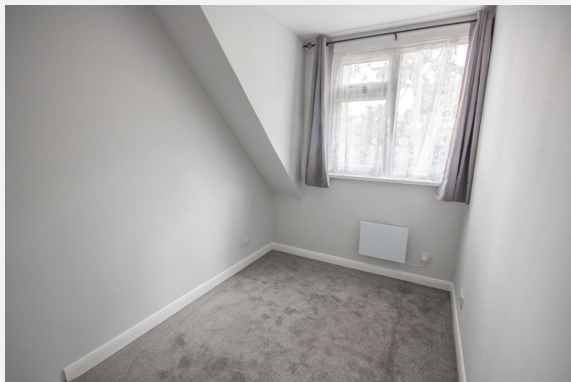
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

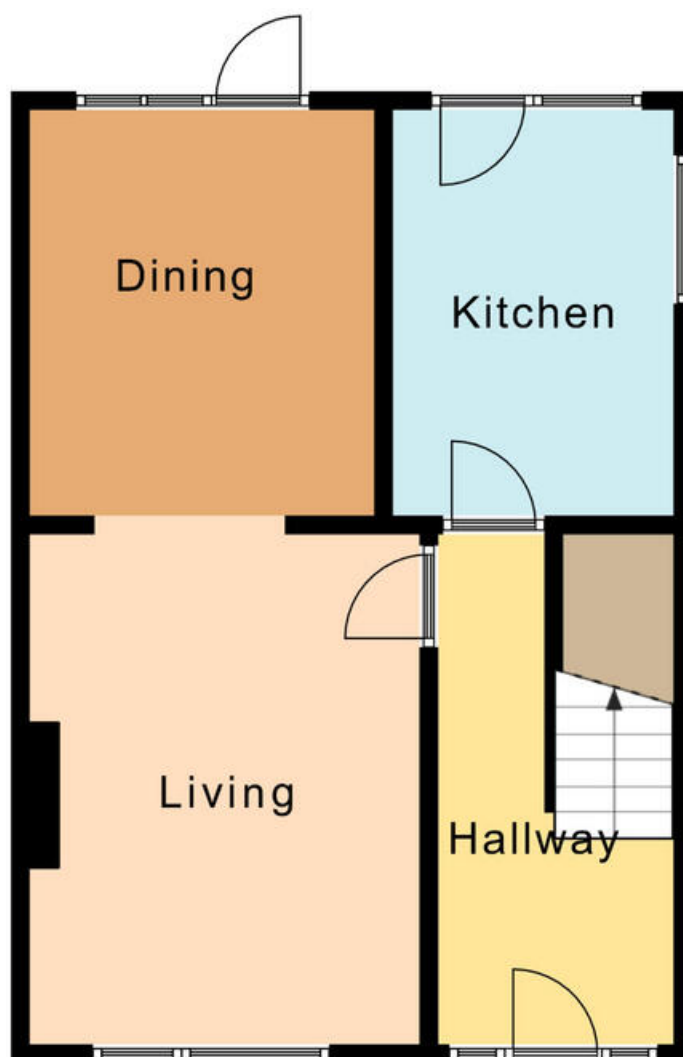




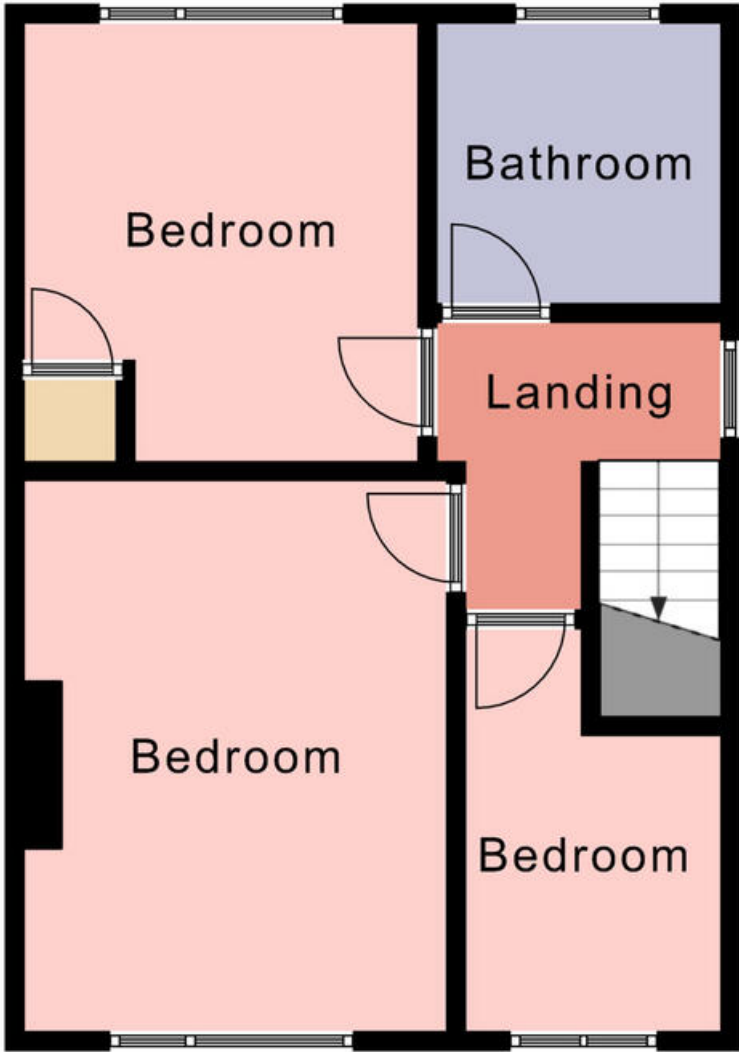




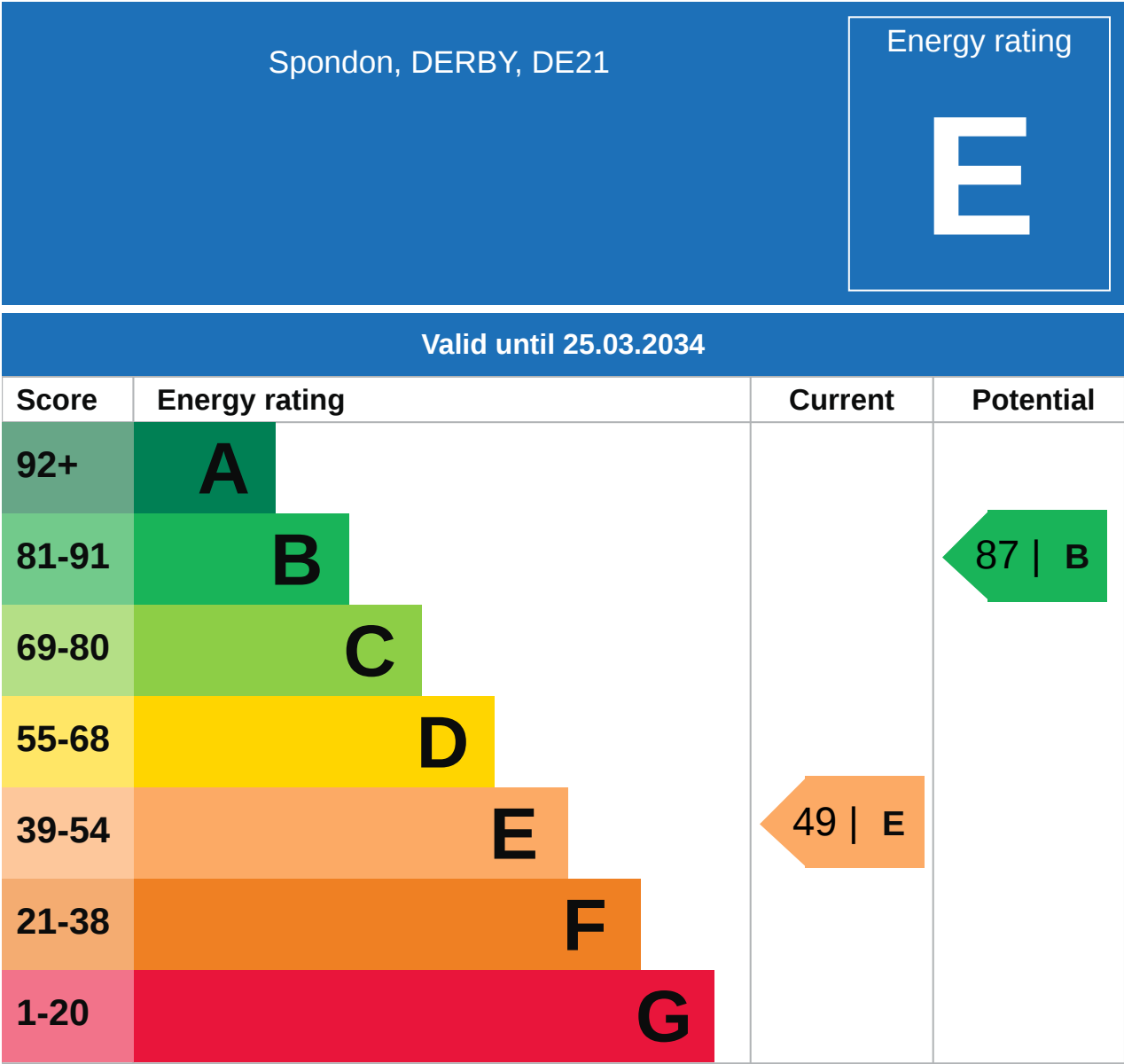
WERBURGH CLOSE, SPONDON, DERBY, DE21



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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in 56% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	72 m ²



Hannells

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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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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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Data Quality

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