

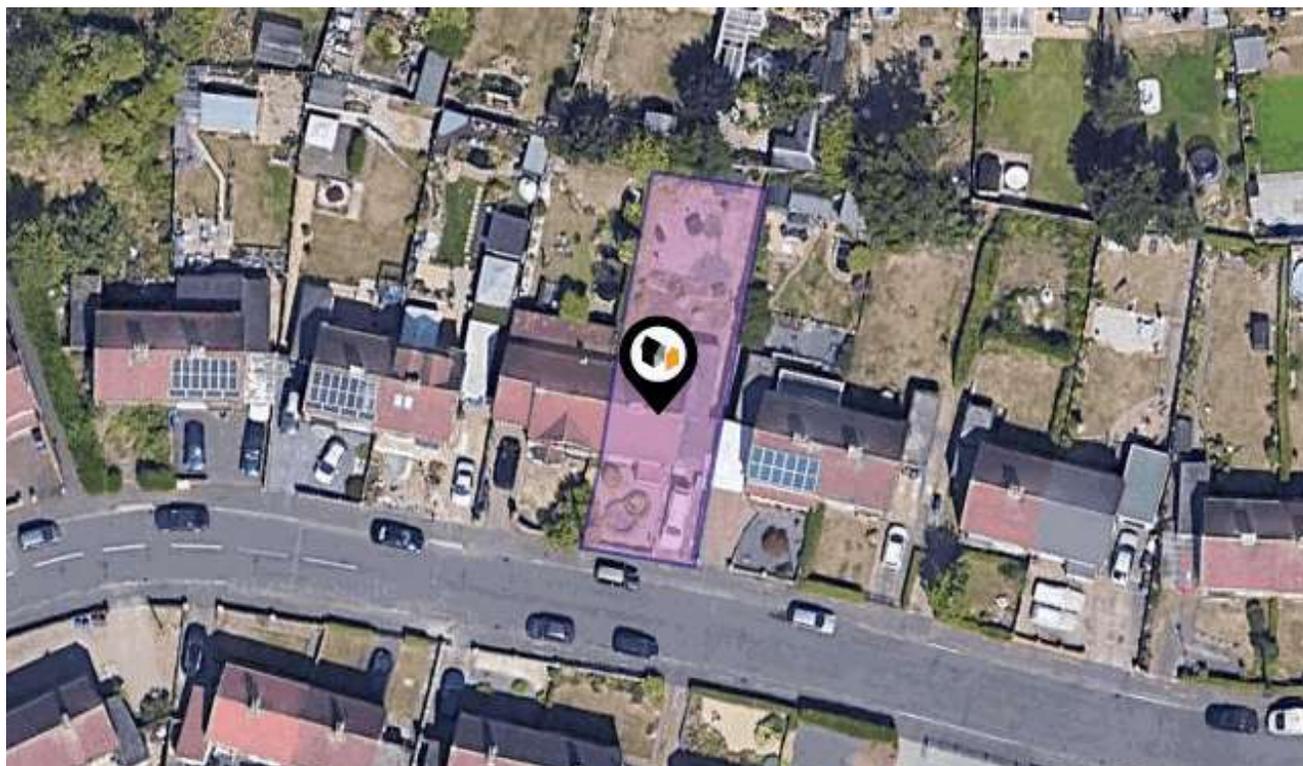


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th December 2025



CRADDOCK AVENUE, SPONDON, DERBY, DE21

Hannells

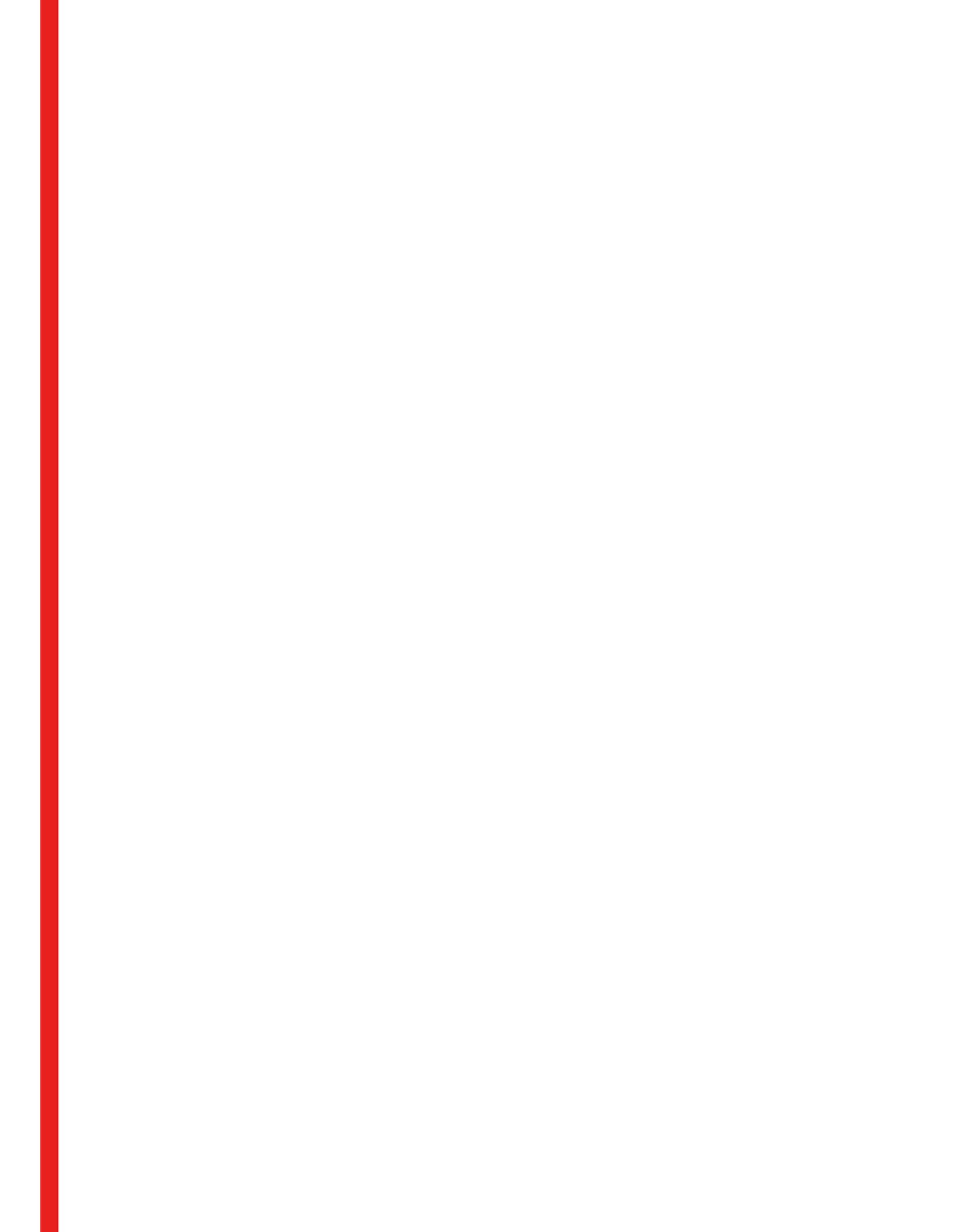
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Introduction

Our Comments



Useful Information:

- > Well-Proportioned Three Bedroomed Semi-Detached Home
- > Ideal First Time Buy/Family Home
- > No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A well-proportioned, three-bedroom home available with no upward chain, ideal for the growing family or first time buyer. Having the benefit of two reception rooms, off-road parking and a good size rear garden viewing is recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, lounge, dining room, kitchen and side entrance lobby with access to cloaks/wc and useful storage area. To the first floor the landing provides access to three bedrooms (two double), bathroom and separate WC. Outside, there are gardens to both front and rear elevations together with off-road parking. Craddock Avenue is well situated for Spondon and Borrowwash respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Porch: (5'8" x 3'8") 1.73 x 1.12
Entrance Hall: (4'1" x 9'6") 1.24 x 2.90
Lounge: (12'4" x 12'5") 3.76 x 3.78
Kitchen: (10'5" x 12'1") 3.17 x 3.68
Dining Room: (9'2" x 9'2") 2.79 x 2.79
Side Hallway: (6'3" x 3'9") 1.90 x 1.14
Cloaks/WC: (2'9" x 5'4") 0.84 x 1.63
Storage: (3'0" x 5'8") 0.91 x 1.73
First Floor Landing: (3'3" x 8'0") 0.99 x 2.44
Bedroom One: (11'8" x 9'2") 3.56 x 2.79
Bedroom Two: (9'10" x 10'11") 3.00 x 3.33
Bedroom Three: (9'9" x 7'11") 2.97 x 2.41
Bathroom: (7'11" x 5'6") 2.41 x 1.68
WC: (4'0" x 3'0") 1.22 x 0.91

Outside:

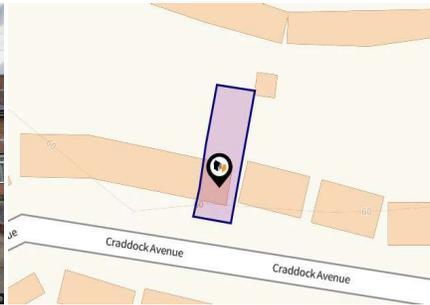
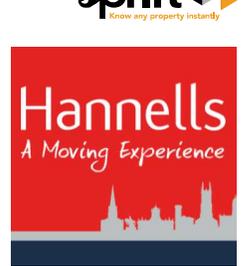
There are gardens to both front and rear elevations, the front incorporates a driveway providing off road parking. There is a attached outhouse providing storage.

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.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY252729		

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: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



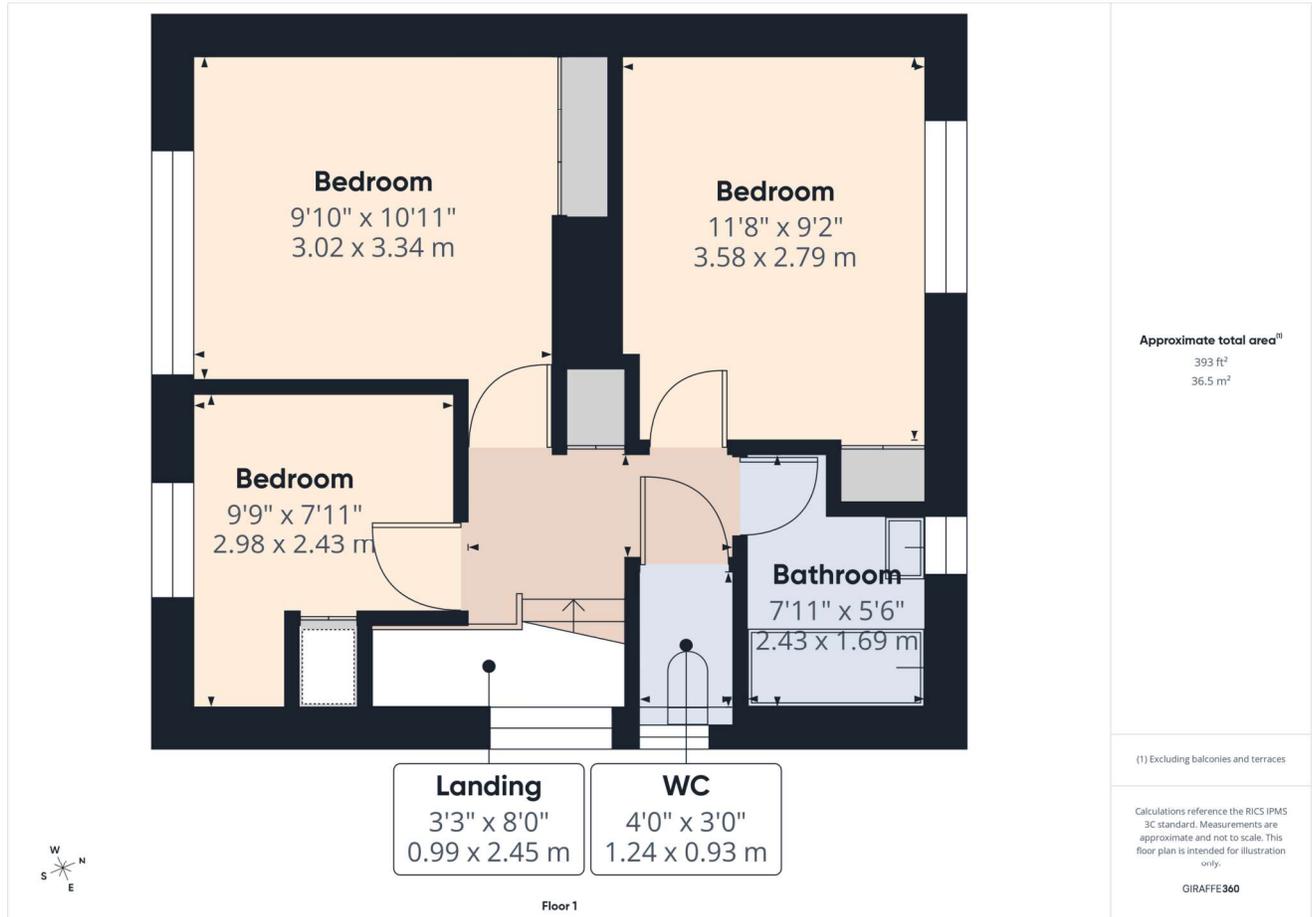
Gallery Photos



CRADDOCK AVENUE, SPONDON, DERBY, DE21



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Property EPC - Certificate



Spondon, DE21

Energy rating

C

Valid until 02.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 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 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²

Hannells About Us



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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