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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th February 2026



**SOUTH AVENUE, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Traditional Bay-Fronted Semi-Detached Home
- > No Upward Chain
- > Potential For Off-Road Parking (Subject To Necessary Consent)
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

A traditional bay-fronted semi-detached home set back from South Avenue and offered for sale with no upward chain. While the property would benefit from some modernisation and updating, it presents an excellent opportunity for a first-time buyer or growing family. The property features two reception rooms, a conservatory with feature glass roof, and a modern shower room. There is also potential to create off-road parking, subject to the necessary consents and permissions. The accommodation is supplemented by double glazing (with fitted shutters to the front living room and bedroom), security alarm system and briefly comprises:- reception hallway with under-stairs storage cupboard, two reception rooms, kitchen and conservatory with feature glass roof. To the first floor are three bedrooms (two double) and a modern shower room with a three piece suite. Outside, there are mature gardens to both front and rear elevations. South Avenue is well situated for Spondon village and its range of shops and schools together with excellent access for Derby City Centre and further road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hall: (13'6" x 5'10") 4.11 x 1.78  
Living Room: (11'2" x 11'1") 3.40 x 3.38  
Sitting Room Incorporation Kitchen: (9'4" x 17'5") 2.84 x 5.31  
Conservatory: (6'11" x 8'2") 2.11 x 2.49  
WC: (3'9" x 2'7") 1.14 x 0.79  
First Floor Landing: (6'10" x 3'5") 2.08 x 1.04  
Bedroom One: (11'3" x 9'11") 3.43 x 3.02  
Bedroom Two: (9'4" x 8'11") 2.84 x 2.72  
Bedroom Three: (6'3" x 6'11") 1.90 x 2.11  
Shower Room: (6'0" x 6'9") 1.83 x 2.06

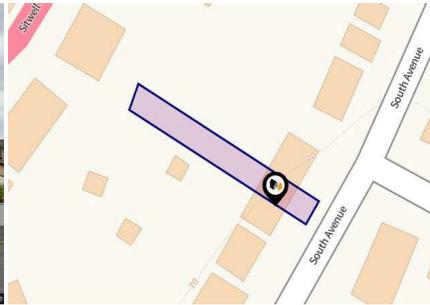
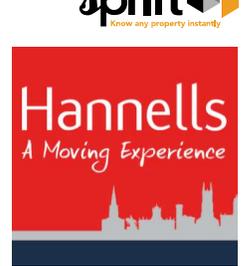
### Outside:

The property is set back from South Avenue and has mature gardens to both front and rear elevations. There is potential to create off-road parking to the front elevation, subject to necessary consent. Gated access to the side elevation leads to the good-size, mature rear garden being well tended and being laid to lawn with mature shrubs, hedgerows and garden shed.

### 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

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,708		
<b>Title Number:</b>	DY448074		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



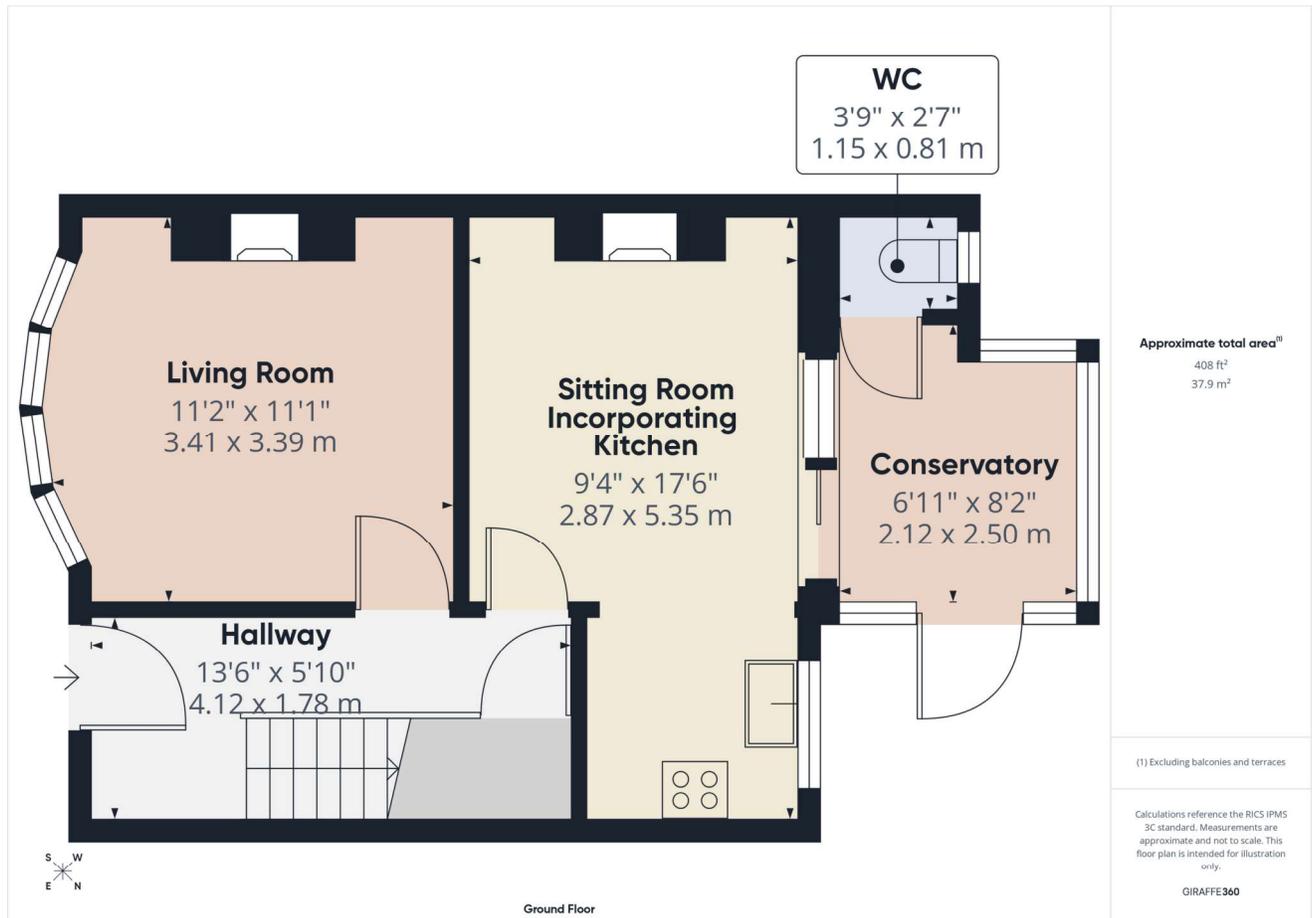
# Gallery Photos



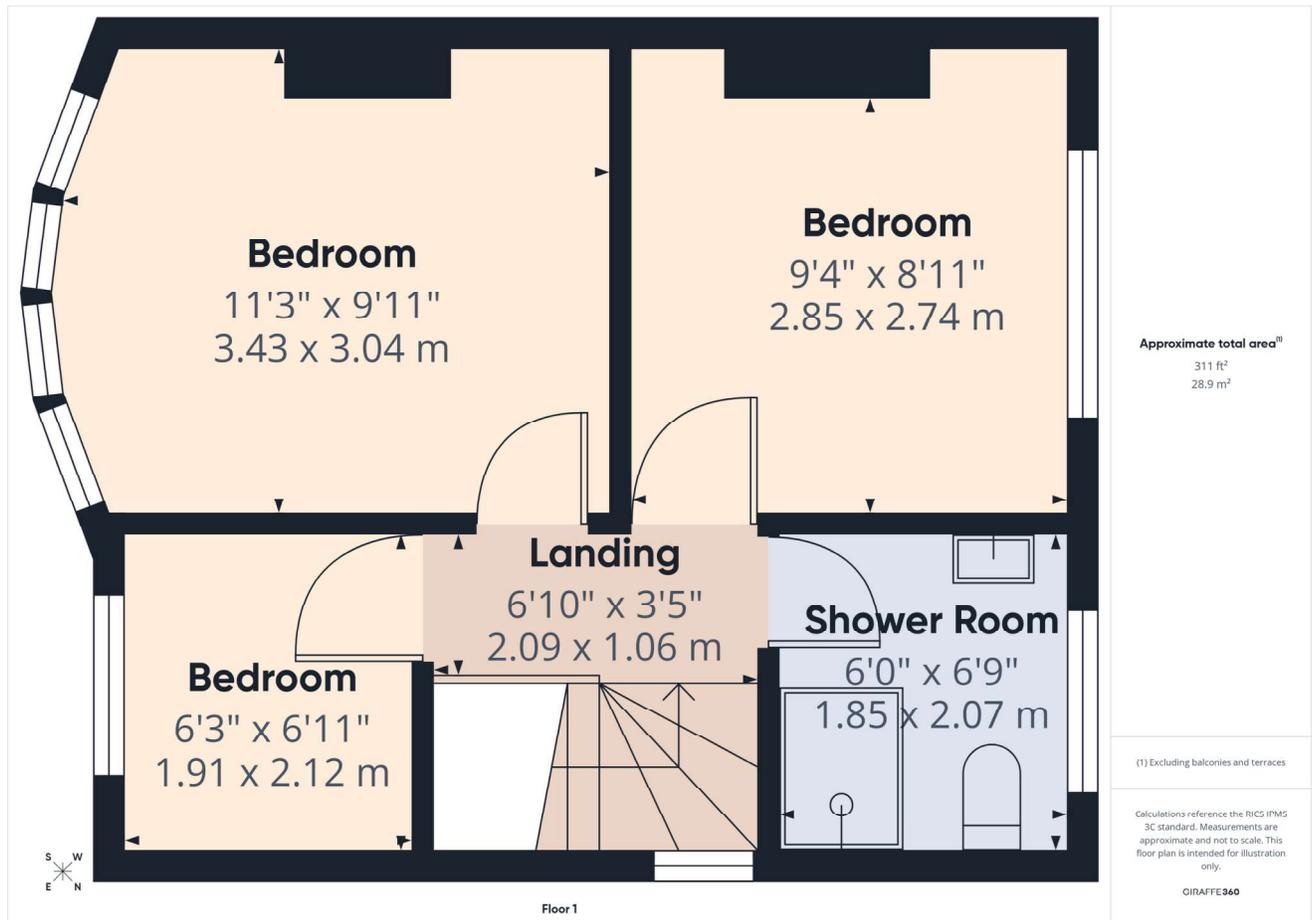
# Gallery Photos



## SOUTH AVENUE, SPONDON, DERBY, DE21



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# Property EPC - Certificate



Spondon, DE21

Energy rating

# E

Valid until 29.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, mains gas
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

# Hannells About Us



## Hannells

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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

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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.

# Hannells

## 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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# 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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