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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



ROYAL HILL ROAD, SPENDON, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Charming And Characterful Three Double Bedroomed Home
- > Sympathetically Extended And Modernised Accommodation
- > Sought After Location, Early Viewing Recommended
- > EPC Rating E, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A charming and characterful three double-bedroom home, sympathetically extended and modernised, occupying a highly sought-after position in the heart of Spondon. Offering an appealing combination of period character and contemporary living, this delightful home has been improved to create a stylish yet comfortable property that is ready to move straight into and an early viewing is recommended. The welcoming reception hallways leads to a front sitting room provides an excellent place to relax and features an attractive log-burning stove, creating a particularly cosy and inviting atmosphere. To the rear, the generous dining area provides an ideal setting for both everyday family life and entertaining, with an open connection into the well-appointed kitchen and useful utility area. Upstairs, the property offers two well-proportioned double bedrooms, providing excellent accommodation for families, couples or those requiring additional space for home working or guests. This floor is complemented by a refitted bathroom. To the second floor is a further bedroom.

Hallway: (14'8" x 3'0") 4.47 x 0.91

Living Room: (14'1" x 11'6") 4.29 x 3.51

Dining Room: (10'8" x 11'8") 3.25 x 3.56

Kitchen: (14'1" x 7'10") 4.29 x 2.39

Utility Room: (8'7" x 6'7") 2.62 x 2.01

Bedroom: (18'11" x 8'8") 5.77 x 2.64

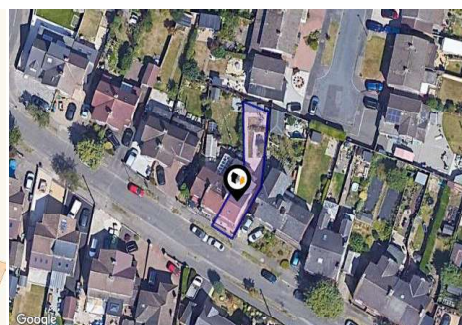
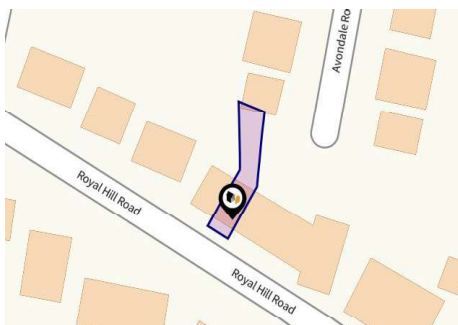
Bedroom: (11'10" x 9'5") 3.61 x 2.87

Bathroom: (8'5" x 7'9") 2.57 x 2.36

Bedroom: (10'7" x 14'7") 3.23 x 4.44

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY118228

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)

15
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



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Satellite/Fibre TV Availability:



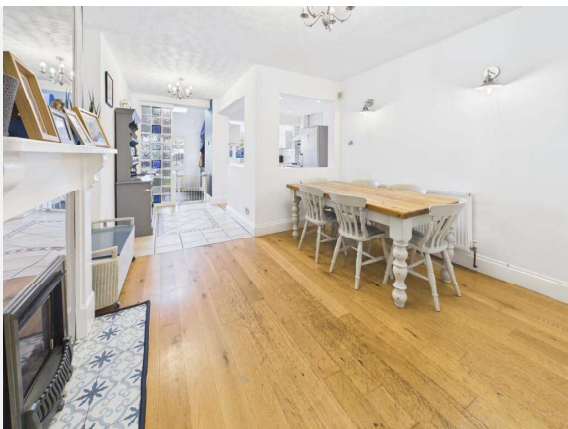
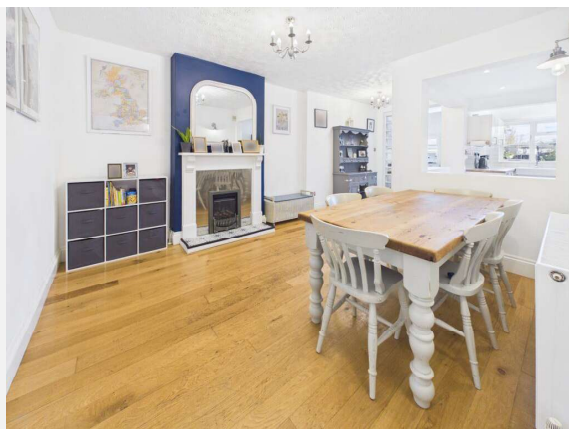
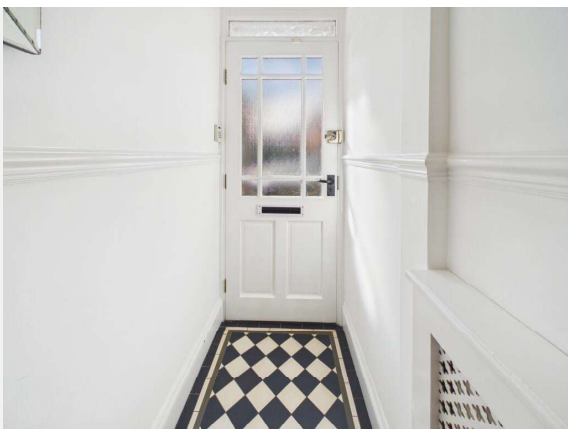
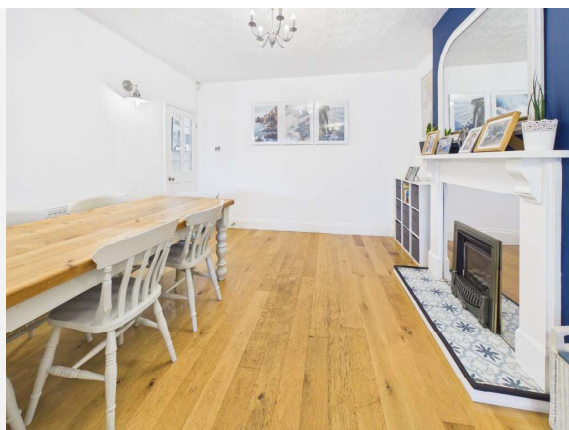
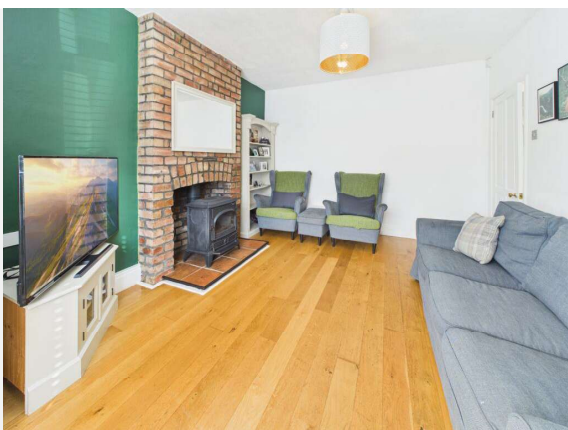
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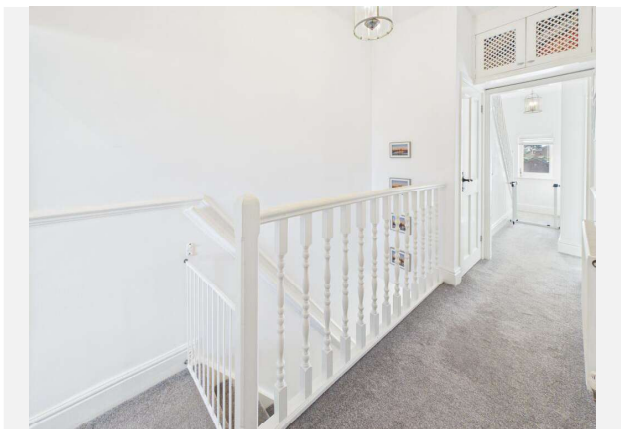
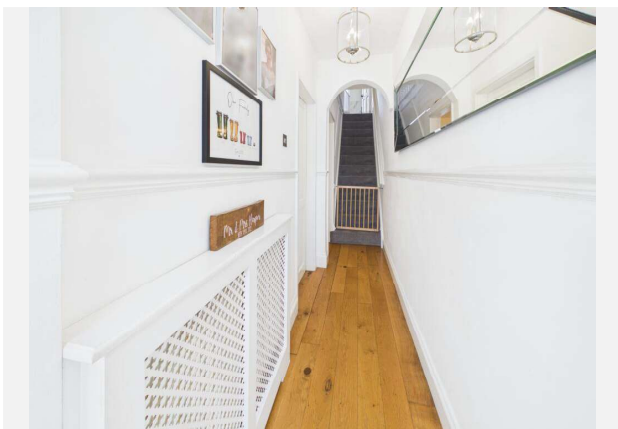


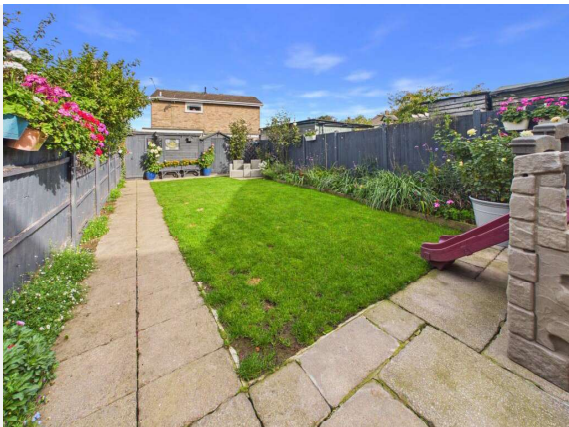
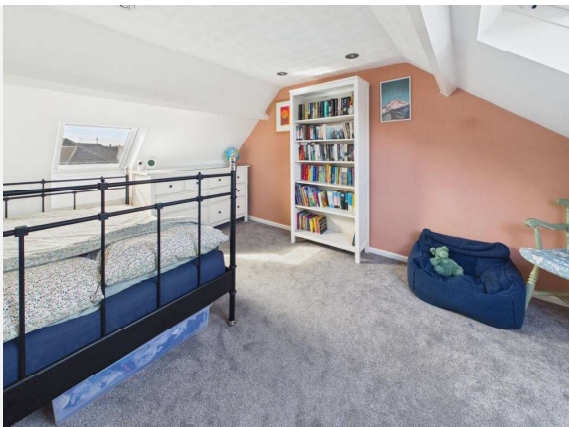
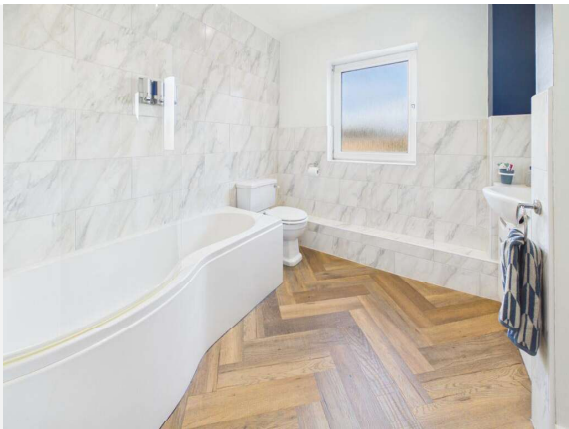
sky



Virgin media







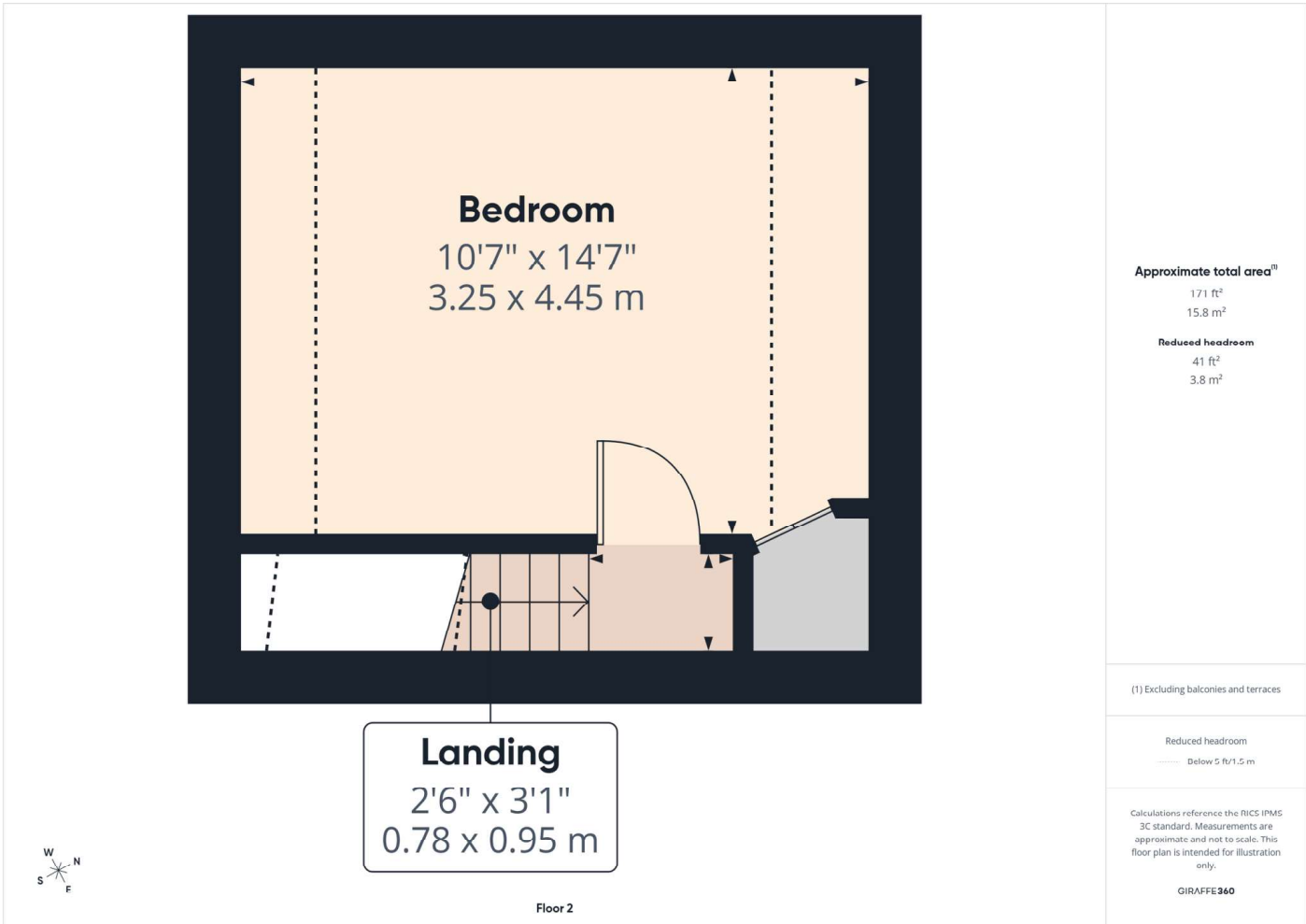
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Property EPC - Certificate



Royal Hill Road, Spondon, DE21

Energy rating

E

Valid until 29.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 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:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 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 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 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.



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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