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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11<sup>th</sup> February 2026



## MERCHANT AVENUE, SPONDON, DERBY, DE21

### Hannells

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

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



# Introduction

## Our Comments



### Useful Information:

- > Much Improved, Well-Appointed And Presented Semi-Detached Home
- > Extended And Stylish Accommodation, Ideal Family Home
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Off-Road Parking And Good Size Rear Garden

### Property Description

Located in the sought-after area of Spondon, this extended and modernised three-bedroom home offers stylish accommodation with an open-plan living and refitted dining kitchen. French doors open directly onto the rear garden, creating a light and welcoming space ideal for family life and entertaining. The property also benefits from a well-appointed fitted family bathroom, a particularly generous rear garden, and off-road parking, making it an ideal family home. Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Reception hallway; lounge with feature fireplace incorporating a real flame effect gas fire and extended, spacious and stylish living/dining kitchen with French doors to the rear garden and three Velux windows. To the first floor the landing provides access to three bedrooms and refitted bathroom with a three piece suite. Outside, off-road parking is provided to the front elevation for two vehicles and there is a generous size rear garden which enjoys a degree of privacy. 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: (8'2" x 6'6") 2.49 x 1.98

Lounge: (11'5" x 15'4") 3.48 x 4.67

Open Plan Living/Dining Kitchen: (13'4" x 22'3") 4.06 x 6.78

First Floor Landing:

Bedroom One: (9'7" x 13'3") 2.92 x 4.04

Bedroom Two: (8'6" x 12'0") 2.59 x 3.66

Bedroom Three: (8'11" x 6'9") 2.72 x 2.06

Bathroom: (5'11" x 6'7") 1.80 x 2.01

### 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>	936 ft <sup>2</sup> / 87 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,464		
<b>Title Number:</b>	DY20431		

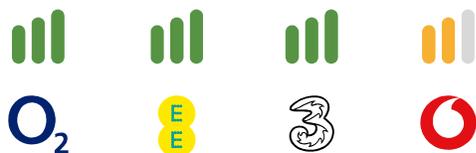
## Local Area

<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)



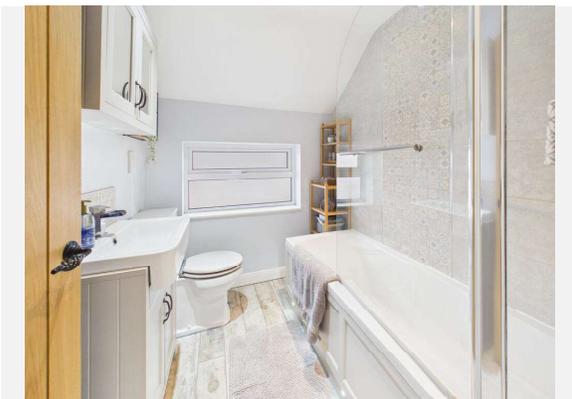
### Satellite/Fibre TV Availability:



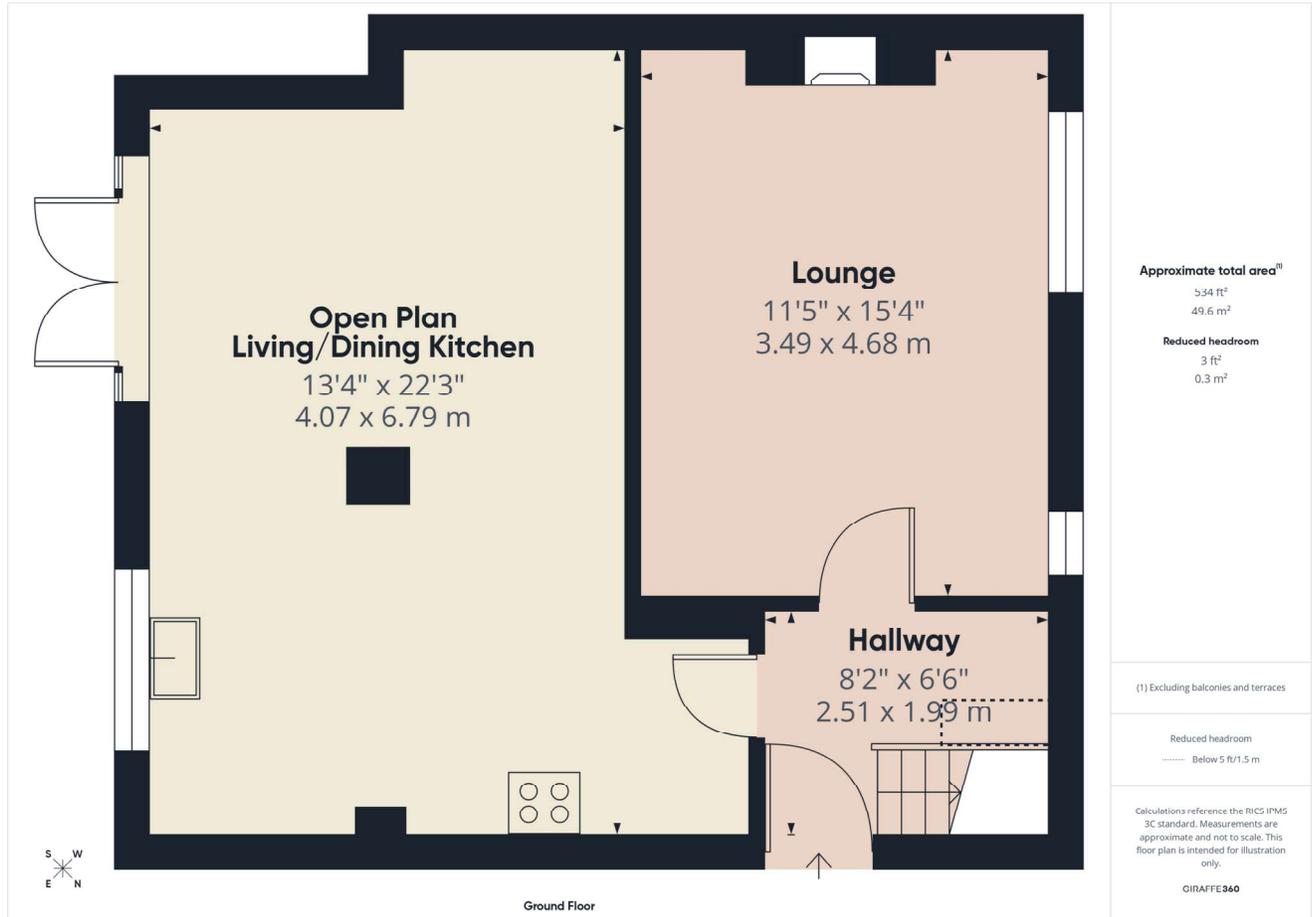
# Gallery Photos



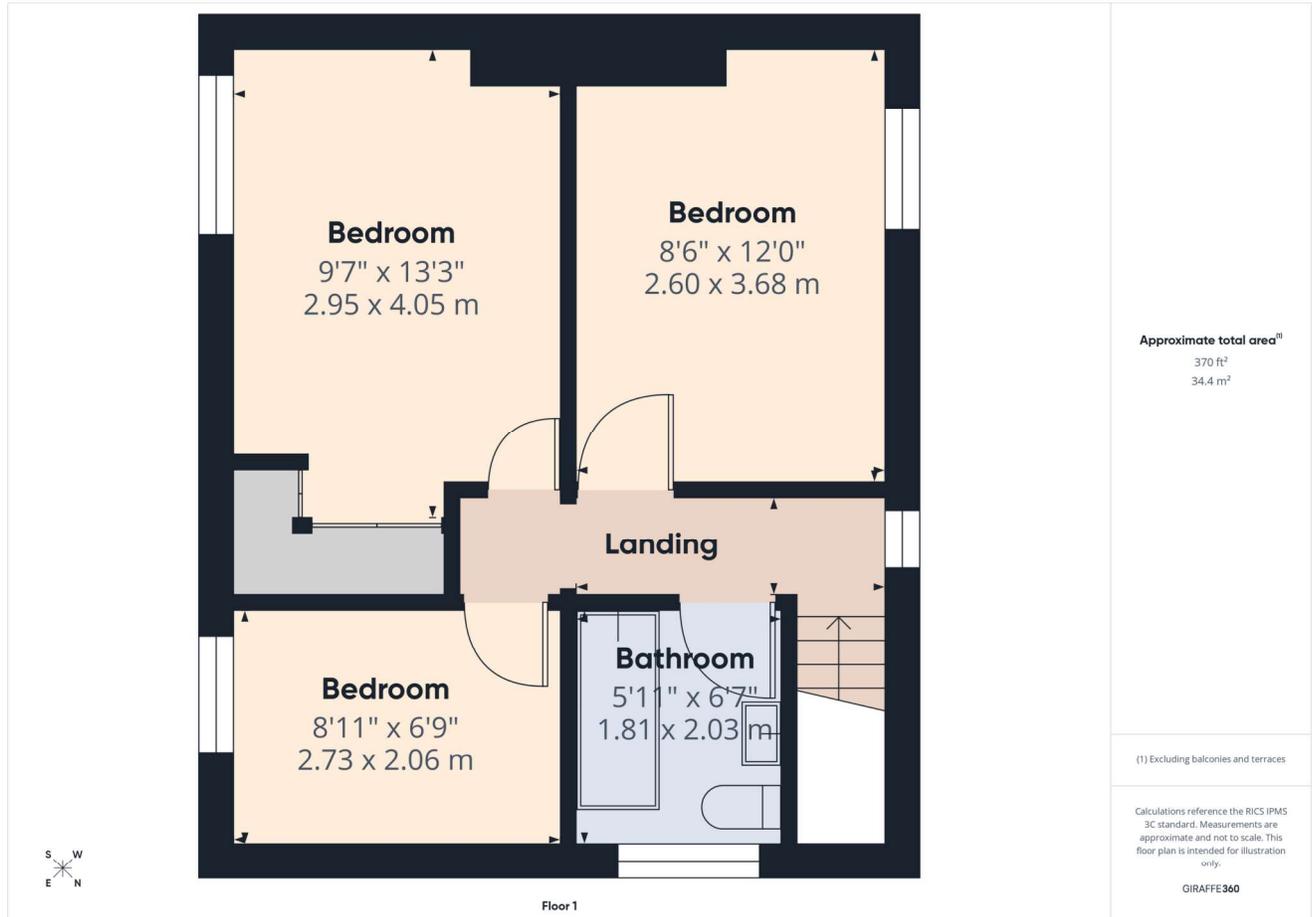
# Gallery Photos



## MERCHANT AVENUE, SPONDON, DERBY, DE21



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# Property EPC - Certificate



Spondon, DERBY, DE21

Energy rating

# C

Valid until 03.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	87 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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