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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th October 2026



MERCIAN MEWS, SPONDON, DERBY, DE21

Hannells

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Introduction
Our Comments

Useful Information:
> Modern And Well-Presented Two Bedroomed Bungalow
> No Upward Chain, Early Viewing Recommended
> Two Driveways, One With Carport, Enclosed Rear Garden
> EPC Rating D, Standard Construction
> Council Tax Band B, Freehold

Property Description
A well-presented and appointed bungalow, pleasantly situated within an established and sought-after no-through road. Offered for sale with no upward chain, this attractive property provides comfortable and practical accommodation, making it an ideal choice for those seeking single-level living. The property benefits from recently fitted carpets, a modern fitted kitchen and shower room, together with the considerable advantage of two separate driveways, one of which incorporates a useful carport, providing excellent off-road parking. The accommodation is supplemented by gas fired central heating (recently fitted boiler), UPVC double glazing and briefly comprises:- side reception hallway, living room with access through to a conservatory, fitted kitchen and shower room (recently fitted shower) together with two bedrooms. Outside, there are gardens to the front, side and rear elevations together with two driveways providing off-road parking, one having the benefit of a carport. Mercian Mews is well situated for Spondon village and its amenities including 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: (5'0" x 3'7") 1.52 x 1.09
Hallway: (17'7" x 3'0") 5.36 x 0.91
Living Room: (13'6" x 9'7") 4.11 x 2.92
Conservatory: (8'11" x 8'2") 2.72 x 2.49
Kitchen: (13'3" x 8'0") 4.04 x 2.44
Bedroom: (13'6" x 9'0") 4.11 x 2.74
Bedroom: (11'7" x 7'5") 3.53 x 2.26
Shower Room: (8'0" x 7'8") 2.44 x 2.34

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.

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	624 ft^2 / 58 m^2		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY267415		

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

74 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos









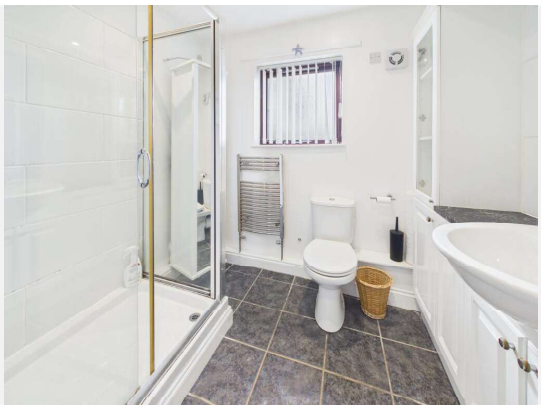








Gallery
Photos







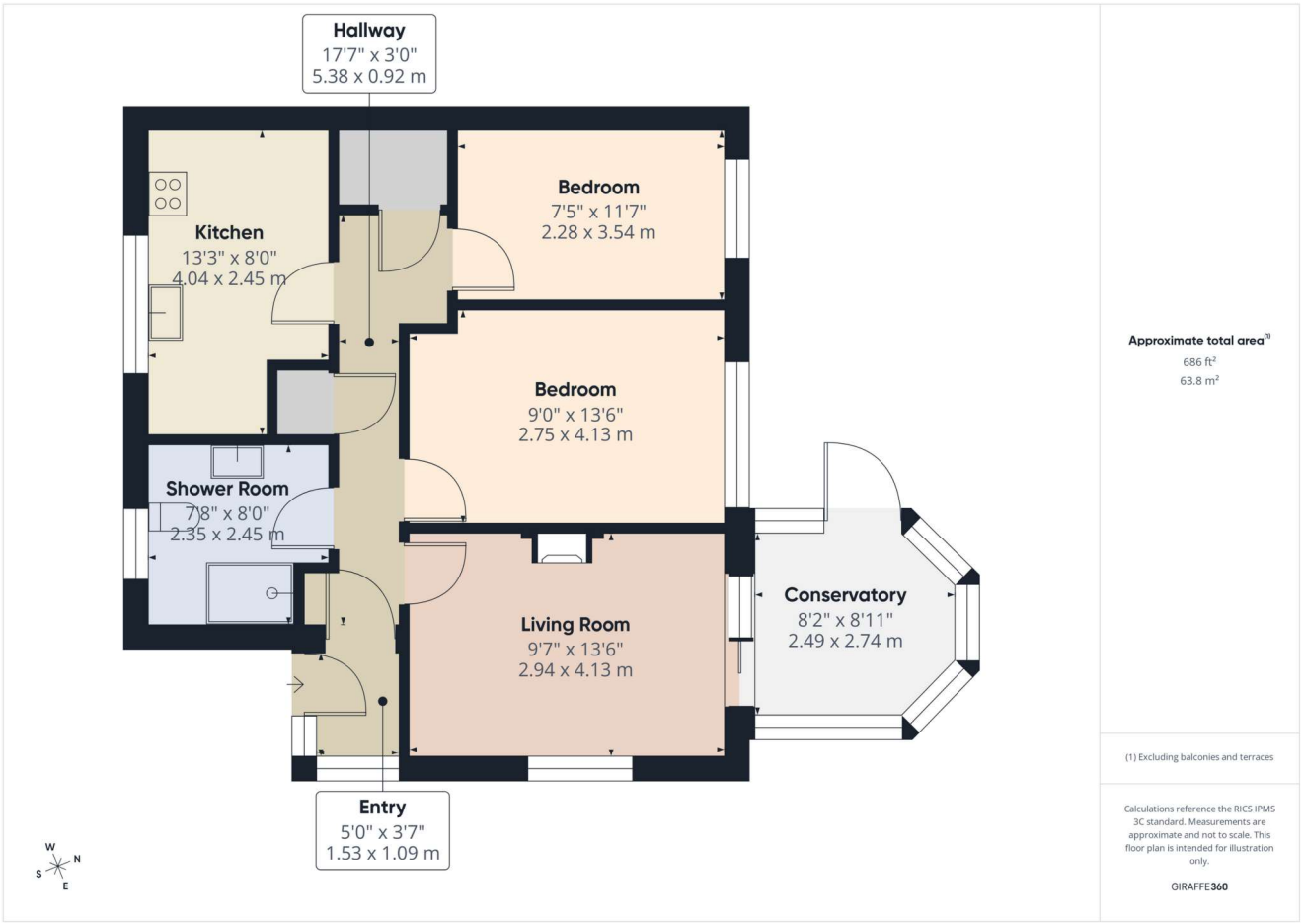




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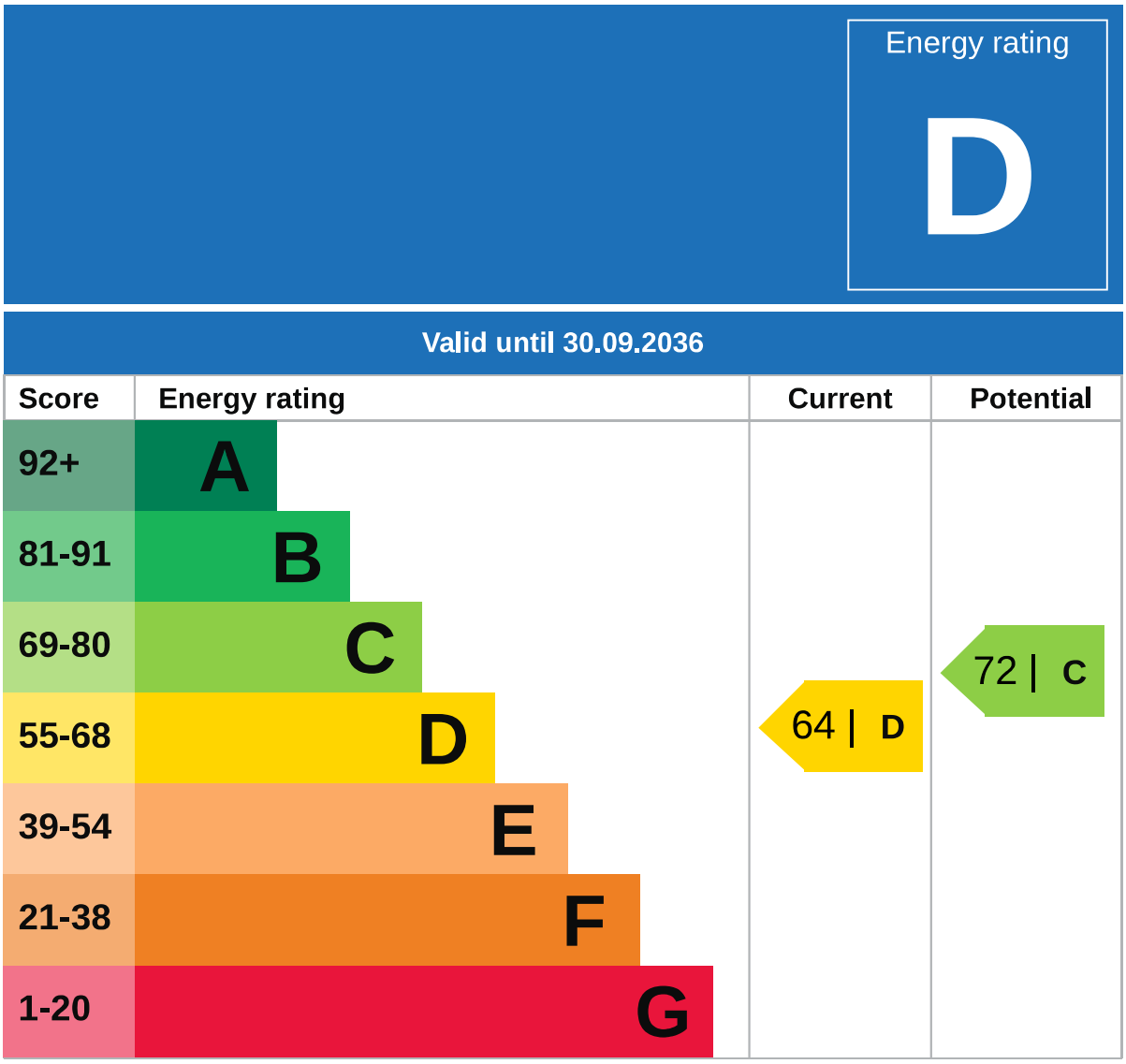
Gallery
Floorplan

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Property
EPC - Certificate



Property
EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	58 m^2

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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.

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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