



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd April 2026



**GLADSTONE ROAD, SPONDON, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Two Double Bedroomed Inner Terrace Property
- > Ideal First Time Buy, Viewing Recommended
- > Living Room And Dining Kitchen
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A well-presented mid-terrace property featuring two double bedrooms, ideally situated close to the heart of Spondon village. Perfect for first-time buyers, this home offers a comfortable and practical layout throughout. The accommodation includes a welcoming lounge, a spacious dining kitchen ideal for both everyday living and entertaining, and a low-maintenance courtyard/patio area to the rear. Early viewing is highly recommended to fully appreciate everything this property has to offer. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- living room with double internal doors to a spacious dining kitchen. To the first floor the landing provides access to two double bedrooms and a good size bathroom with a three piece suite. Outside, there is a courtyard/patio area to the rear elevation together with a brick built store. Gladstone Road is well situated for Spondon village and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hall: (3'1" x 2'5") 0.94 x 0.74  
Living Room: (12'6" x 10'11") 3.81 x 3.33  
Dining Kitchen: (15'11" x 10'11") 4.85 x 3.33  
First Floor Landing: (6'6" x 2'7") 1.98 x 0.79  
Bedroom One: (11'7" x 10'11") 3.53 x 3.33  
Bedroom Two: (8'3" x 11'0") 2.51 x 3.35  
Bathroom: (6'4" x 8'0") 1.93 x 2.44

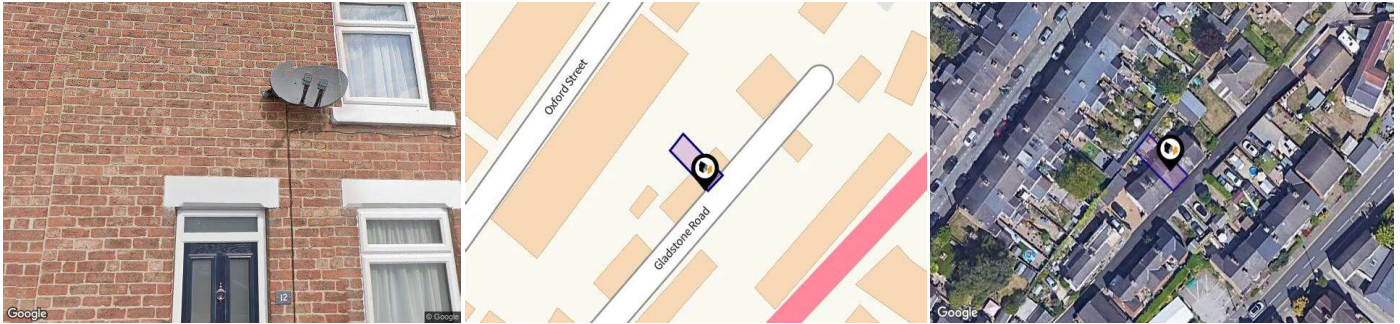
### Outside:

There is a garden/seating area to the rear of the property together with a brick built store.

### 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>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,537		
<b>Title Number:</b>	DY86563		

## 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)

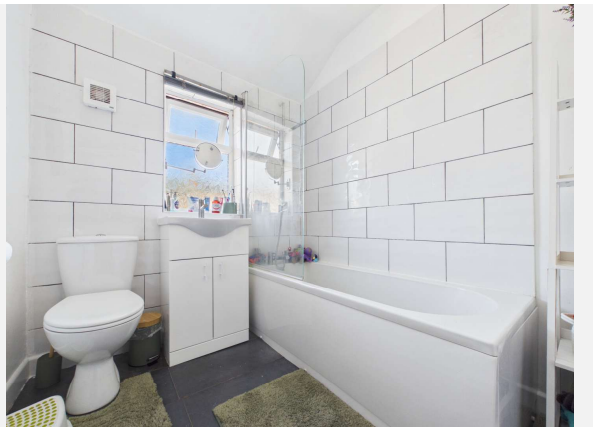
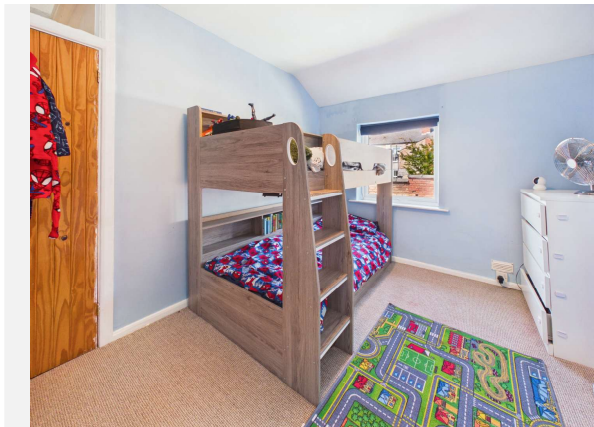
<b>15</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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

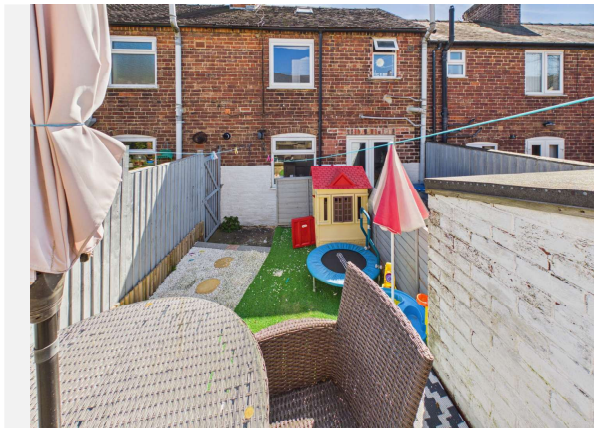
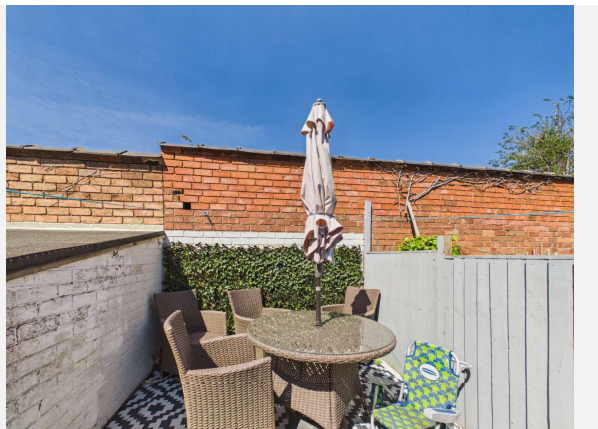
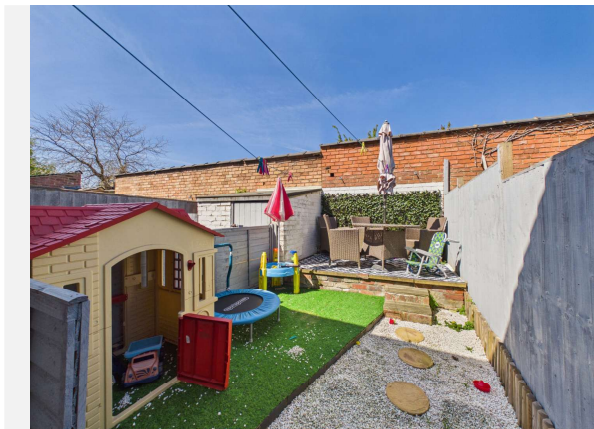


### Satellite/Fibre TV Availability:

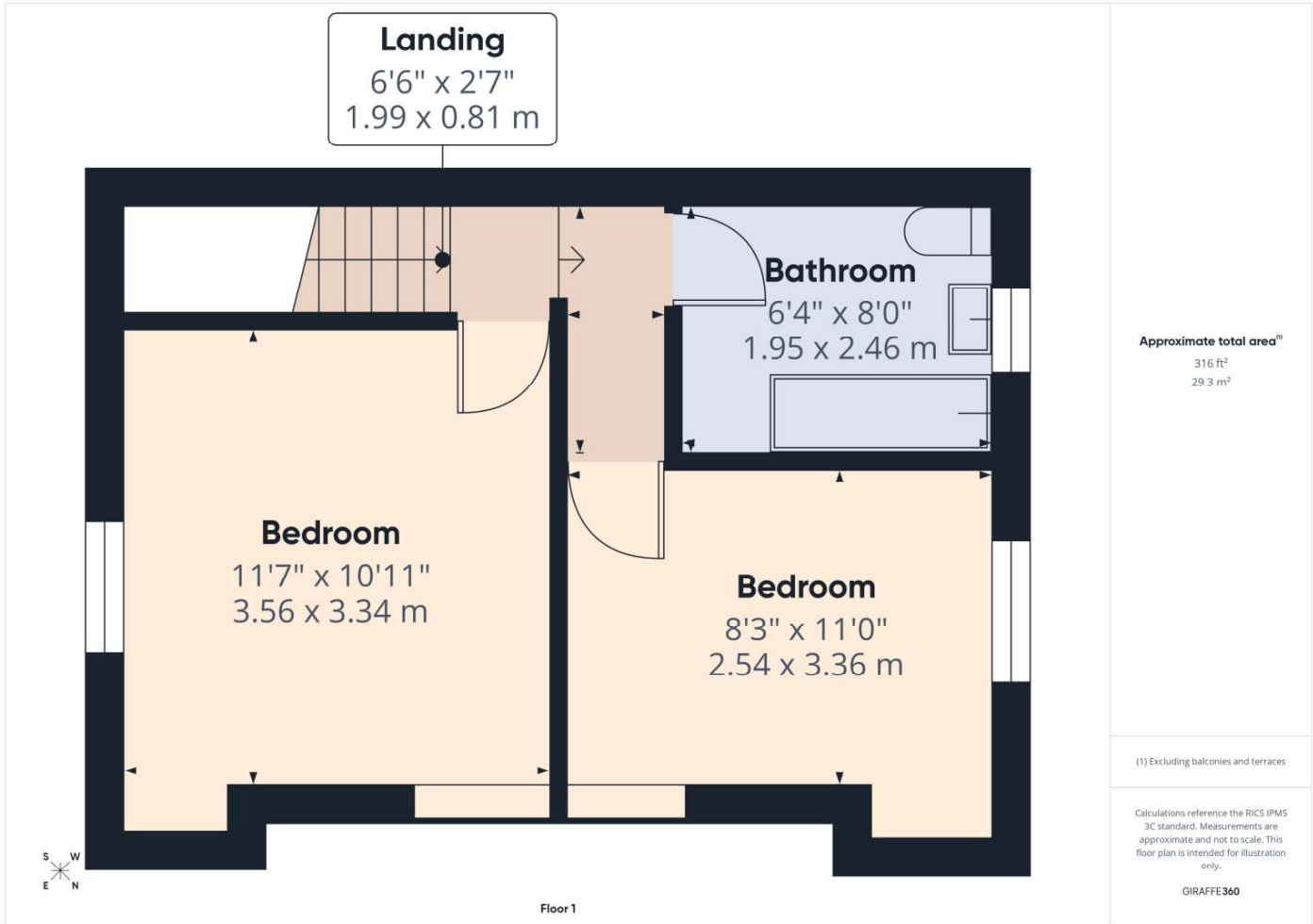




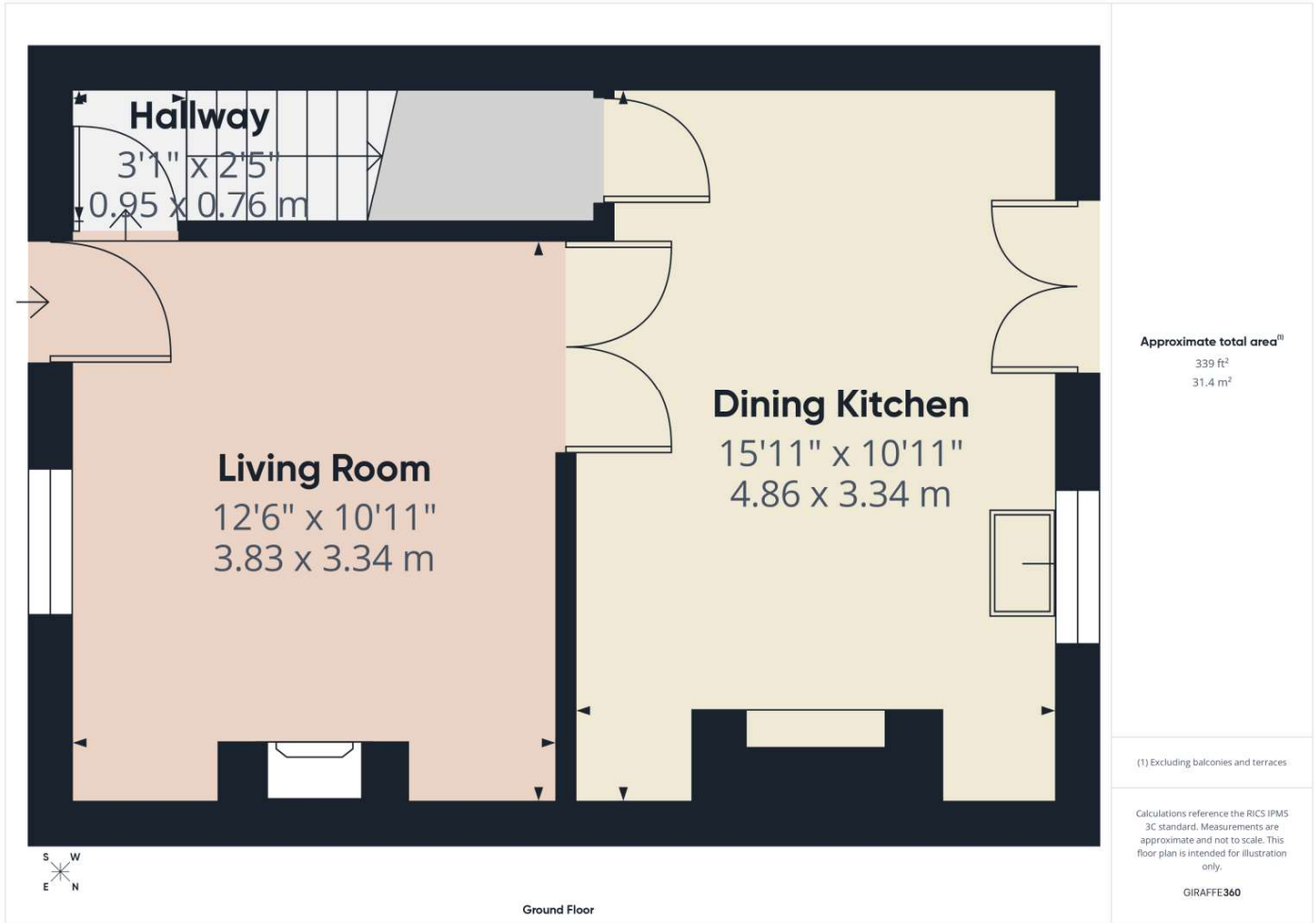
# Gallery Photos



**GLADSTONE ROAD, SPONDON, DERBY, DE21**



## GLADSTONE ROAD, SPONDON, DERBY, DE21



# Property EPC - Certificate



Spondon, DE21

Energy rating

**D**

Valid until 11.01.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<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>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>



## 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.



## 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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