

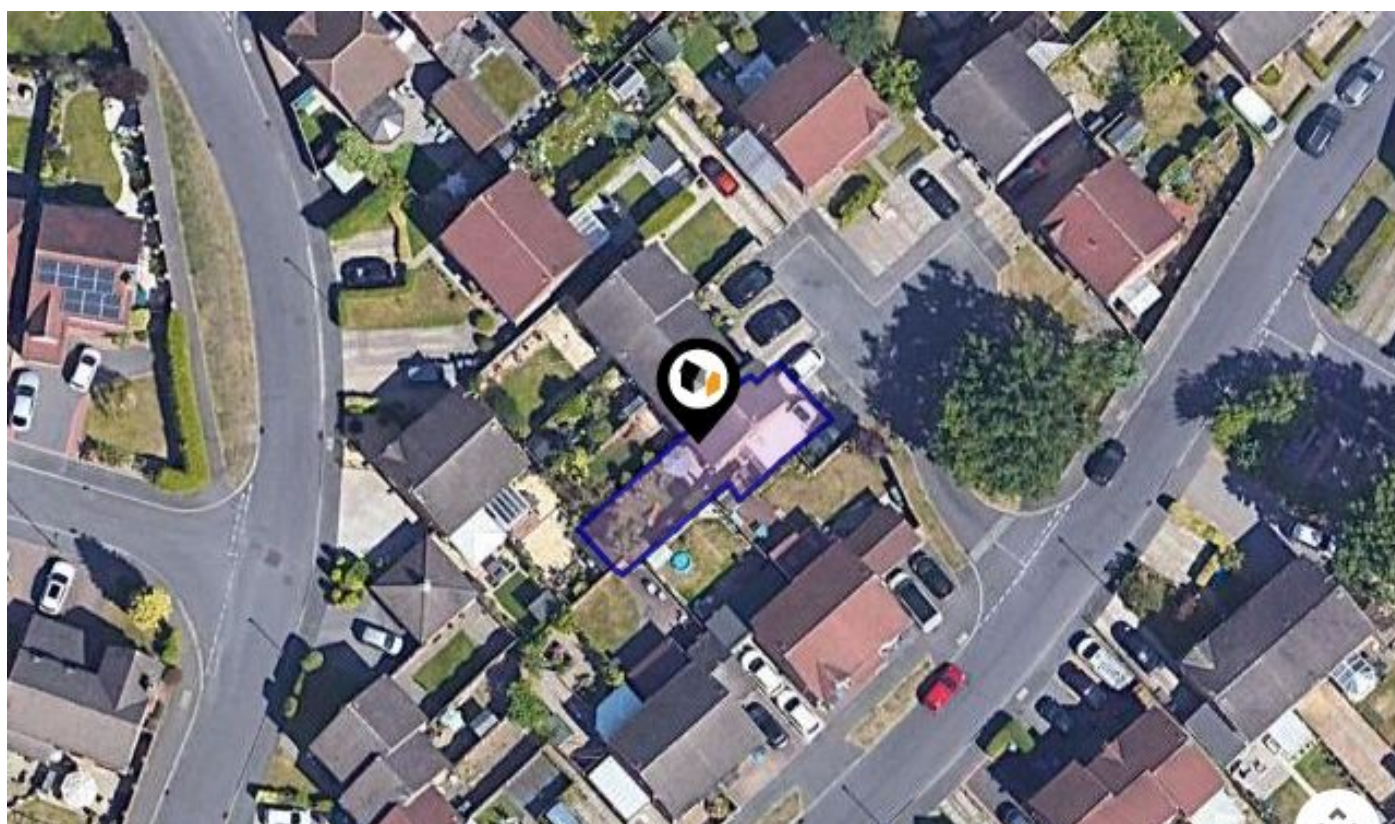


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st May 2025



HEDGEBANK COURT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Two Double Bedroomed End Town House
- > No Upward Chain
- > Ideal First Time Buy, Viewing Recommended
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

A well-presented, two double-bedroom, end town house occupying an established cul-de-sac location and benefits from off-road parking for two vehicles, an enclosed rear garden and is available with no upward chain. The property would be ideal for a first time buyer and an early viewing is highly recommended! The accommodation is supplemented by gas fired central heating boiler, UPVC double glazing and briefly comprises:- reception hallway, kitchen and lounge/dining room. To the first floor are two double bedrooms and a bathroom with a three piece suite. Outside, there is a driveway to the side elevation providing off road parking for two vehicles and there is a pleasant rear garden. The property is well situated for Oakwood shopping centre, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

Entrance Hallway: (11'7" x 5'9") 3.53 x 1.75

Lounge: (12'10" x 11'9") 3.91 x 3.58

Kitchen: (11'6" x 5'9") 3.51 x 1.75

First Floor Landing: (6'3" x 6'0") 1.90 x 1.83

Bedroom One: (8'9" x 11'8") 2.67 x 3.56

Bedroom Two: (8'11" x 8'6") 2.72 x 2.59

Bathroom: (6'2" x 5'6") 1.88 x 1.68

Outside:

There is a driveway to the side of the property providing off-road parking for two vehicles and gated access leads to the enclosed and pleasant rear garden having a full width paved patio area with lawned area beyond.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (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

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY237632		

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)

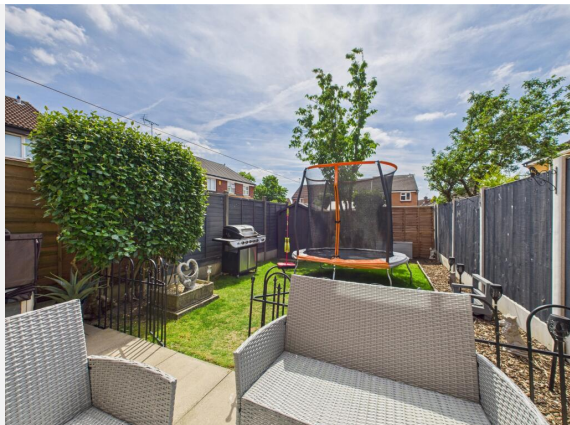
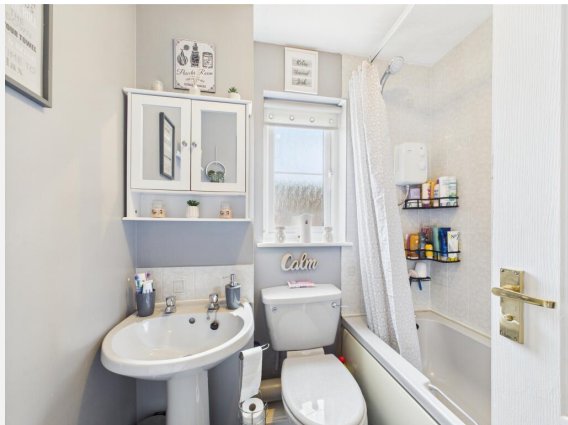
1 mb/s	67 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

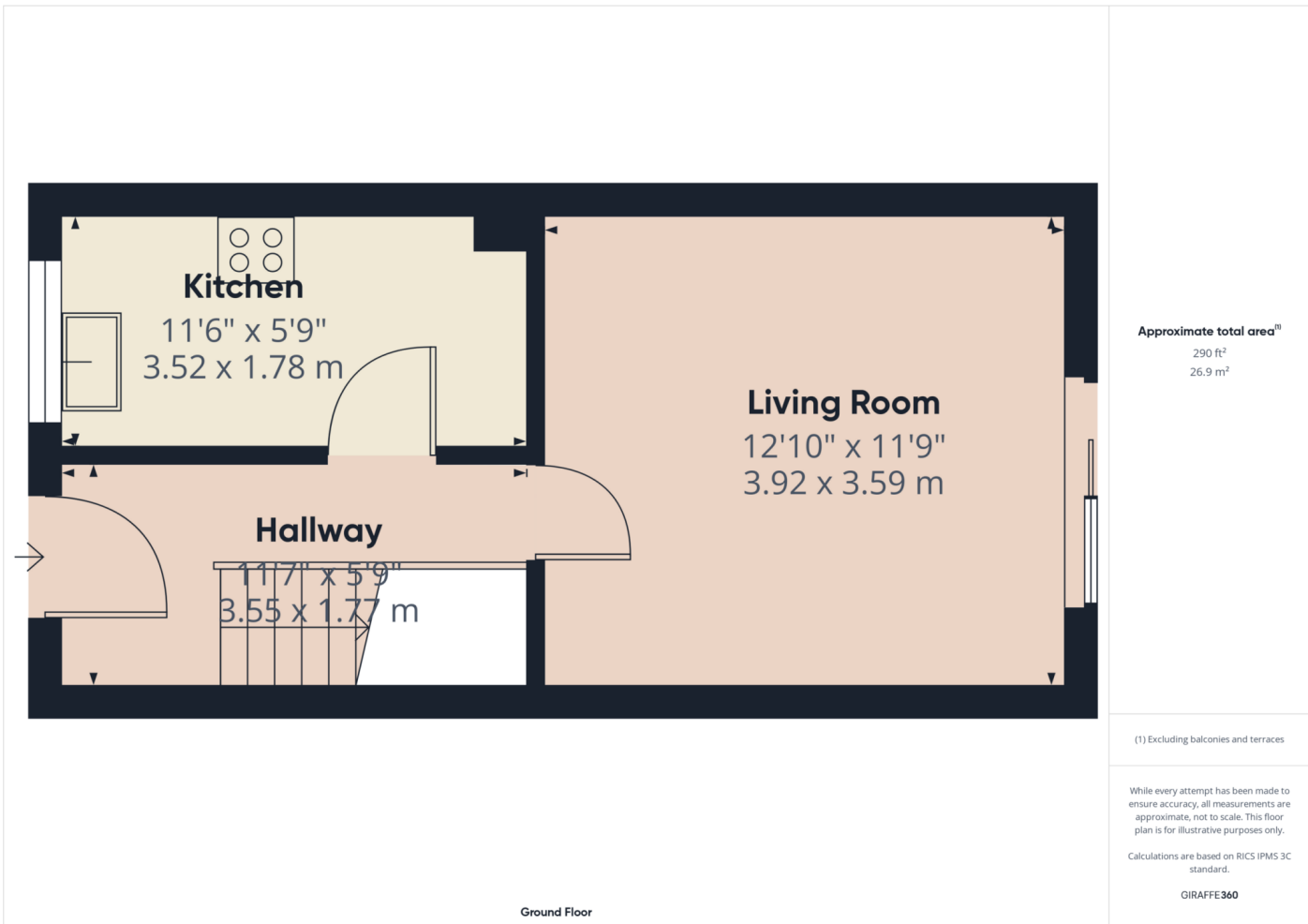


Satellite/Fibre TV Availability:

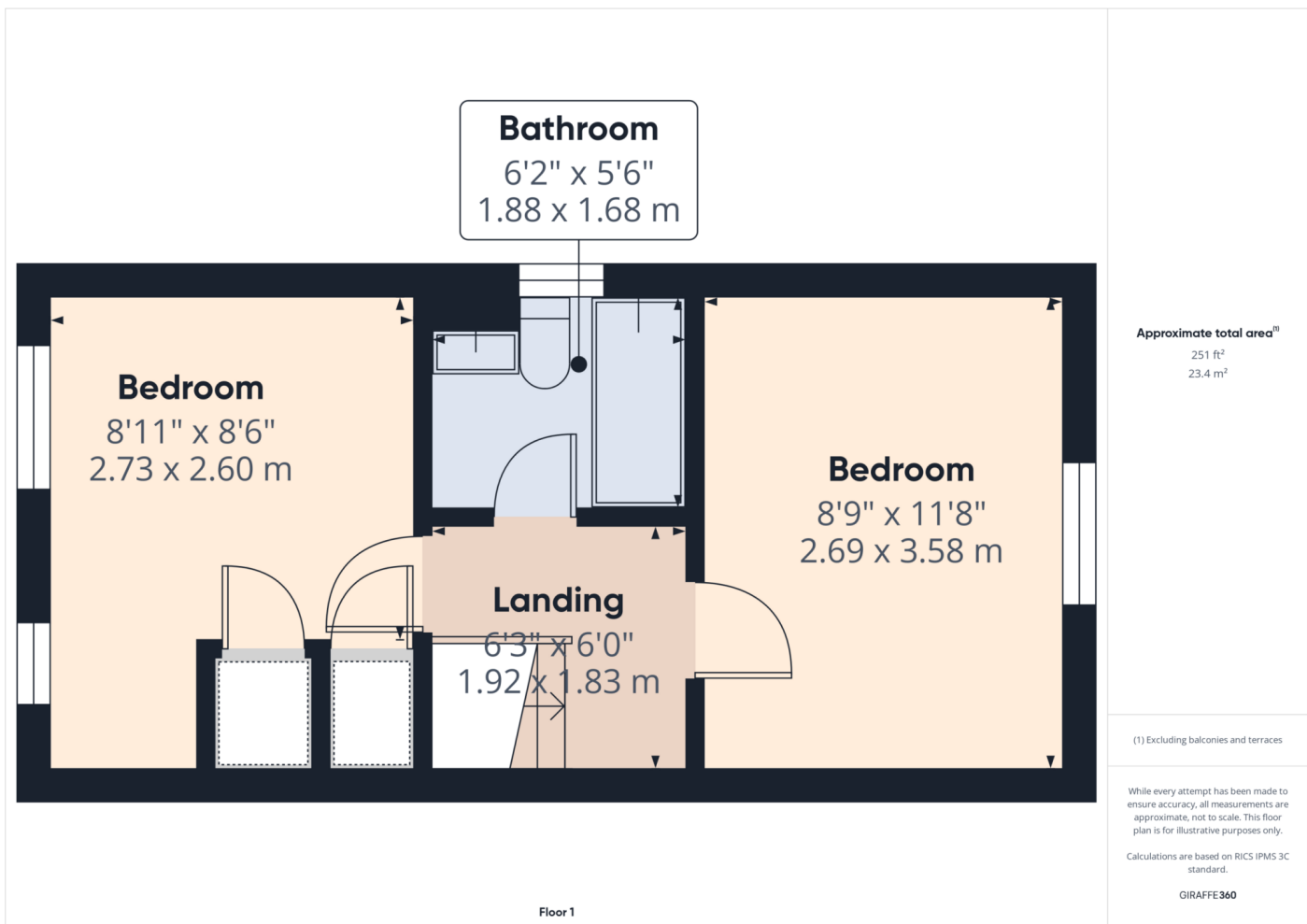




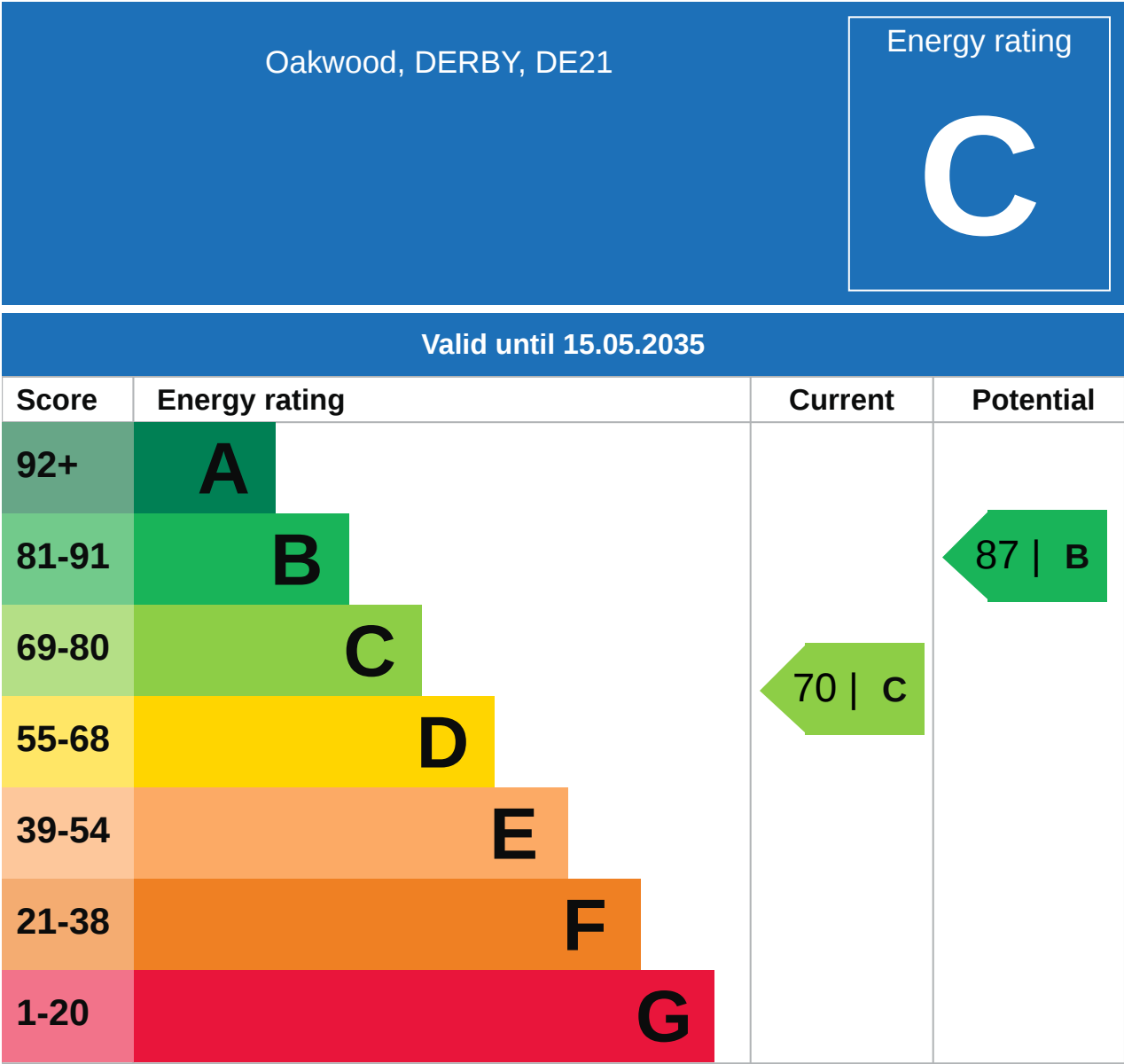
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Property EPC - Certificate



Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	54 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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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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