

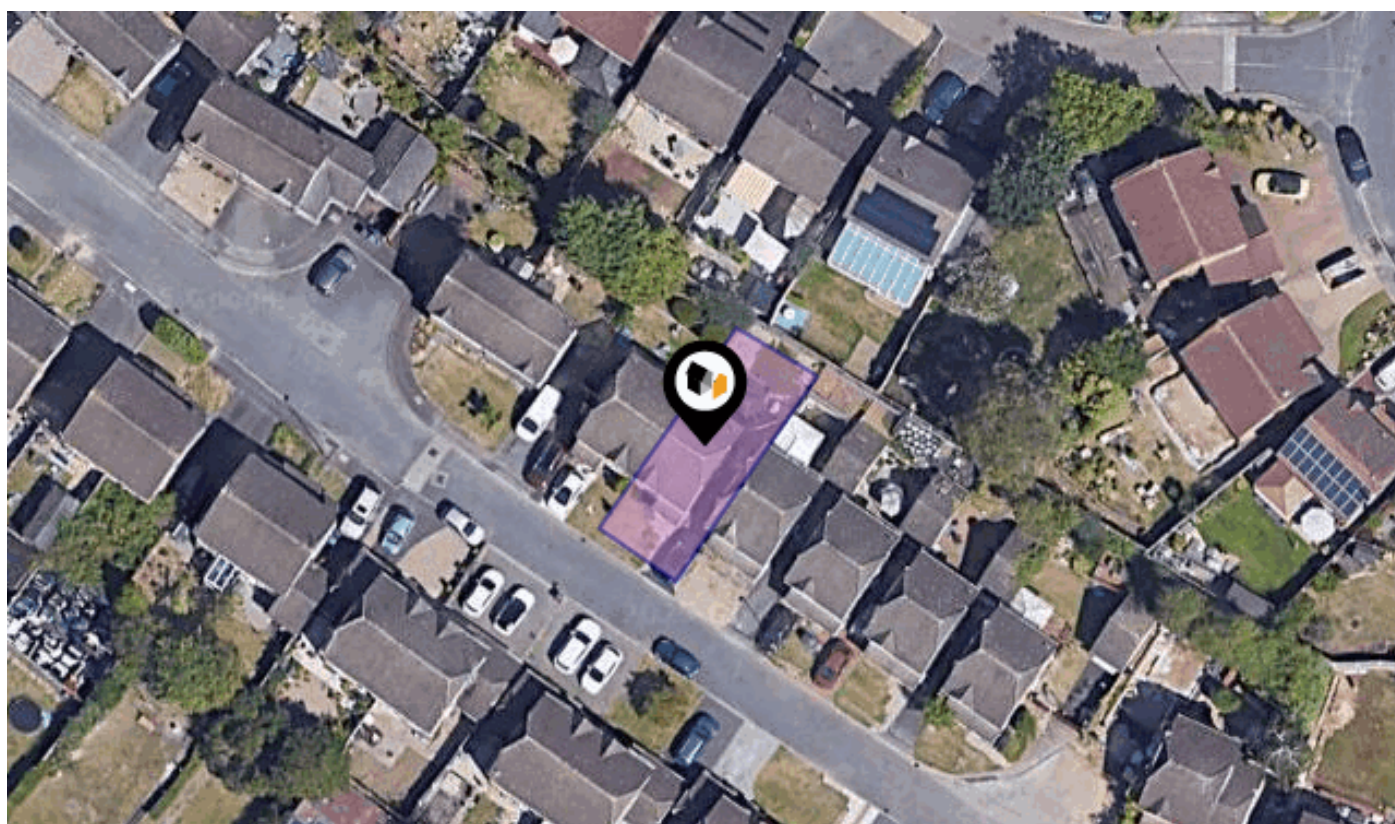


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17<sup>th</sup> June 2025



**GLEADSMOSS LANE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Well-Presented & Appointed Three-Bedroom, Semi-Detached Home
- > Ideal First Time Buy/Family Home
- > Off-Road Parking & An Enclosed Rear Garden
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

Located in the popular area of Oakwood, this well-presented and appointed three-bedroom, semi-detached home features a refitted kitchen, off-road parking, electric charging point and an enclosed rear garden. The property would ideally suit a first time buyer or growing family and a viewing is highly recommended! Benefiting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloaks/WC, lounge, dining room and refitted kitchen with integrated appliances. To the first floor landing provides access to three bedrooms and a bathroom with a three piece suite. To the front of the property is a neat fore-garden area alongside a driveway providing off-road parking with electric charging point and giving access to the enclosed rear garden. Gleadsmoss Lane is well situated for Oakwood and its range of shop, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hallway:

Cloakroom/WC:

Lounge: (15'10" x 13'10") 4.83 x 4.22

Dining Room: (9'8" x 7'5") 2.95 x 2.26

Refitted Kitchen With Integrated Appliances: (9'7" x 7'8") 2.92 x 2.34

First Floor Landing:

Double Bedroom One: (12'7" x 7'7") 3.84 x 2.31

Double Bedroom Two: (11'2" x 8'7") 3.40 x 2.62

Bedroom Three: (7'9" x 7'4") 2.36 x 2.24

Bathroom: (6'10" x 6'1") 2.08 x 1.85

Outside:

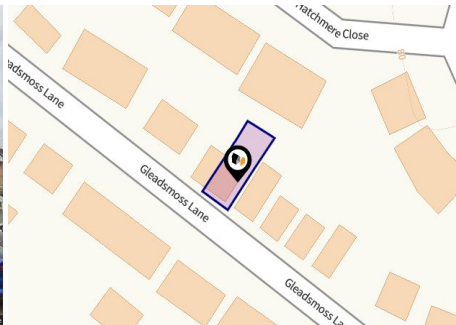
There are gardens to both front and rear elevations, the front is laid mainly to lawn. A driveway provides off road parking with electric charging point and there is gated access leading to the enclosed rear garden having a block paved patio area, garden shed and fenced boundaries.

### 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 agent



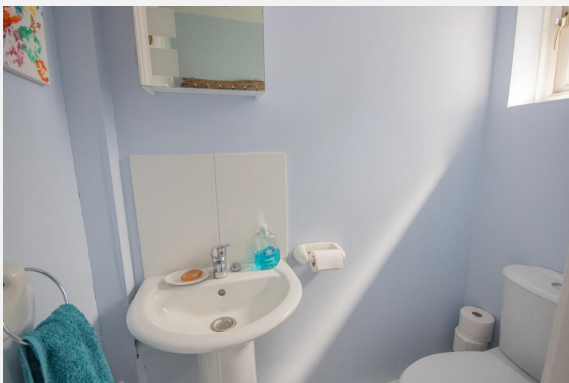
## Property

|                  |   |         |          |
|------------------|---|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 828 ft <sup>2</sup> / 77 m <sup>2</sup> |         |          |
| Plot Area:       | 0.04 acres                              |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £1,708                                  |         |          |
| Title Number:    | DY163578                                |         |          |

## Local Area

|   |   |   |  |   |
|---|---|---|--|---|
| Local Authority:  | Derby city  | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |  |   |
| Conservation Area:  | No  | 1   | 73   | 1800  |
| Flood Risk:   |   | mb/s  | mb/s   | mb/s  |
| • Rivers & Seas   | Very low  |  |  |  |
| • Surface Water   | Very low  |   |  |   |
| Mobile Coverage:<br>(based on calls indoors)  |   | Satellite/Fibre TV Availability:  |  |   |
|  |  |  |   |    |
| O <sub>2</sub>  | EE  | 3   | O2   |   |
|   |   |   |  |  |





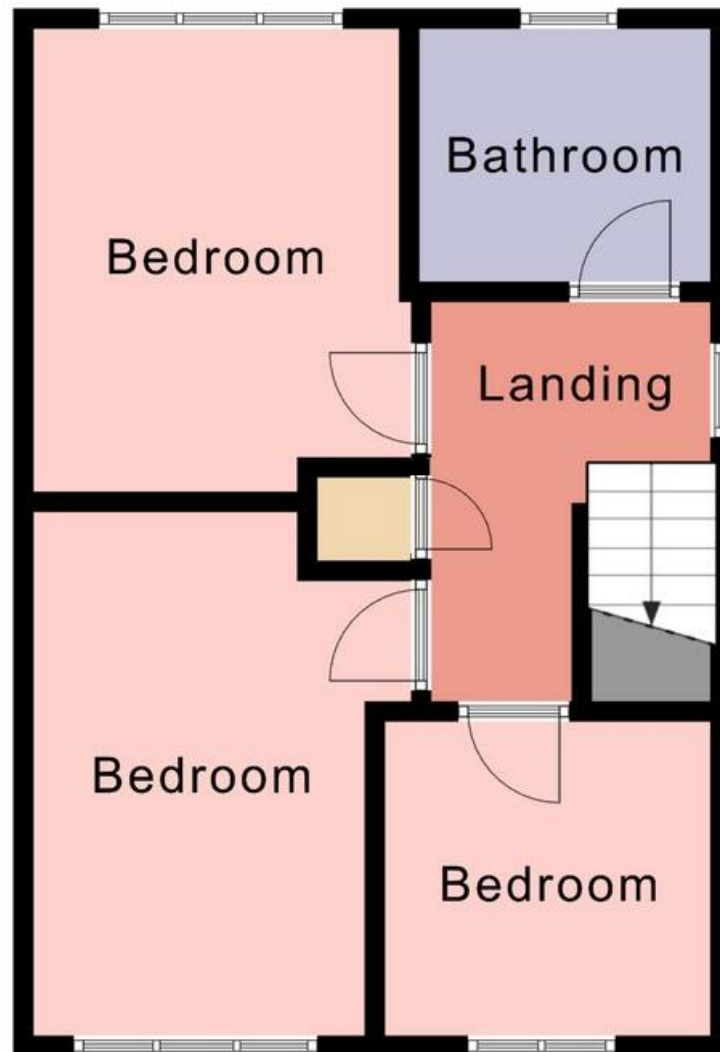




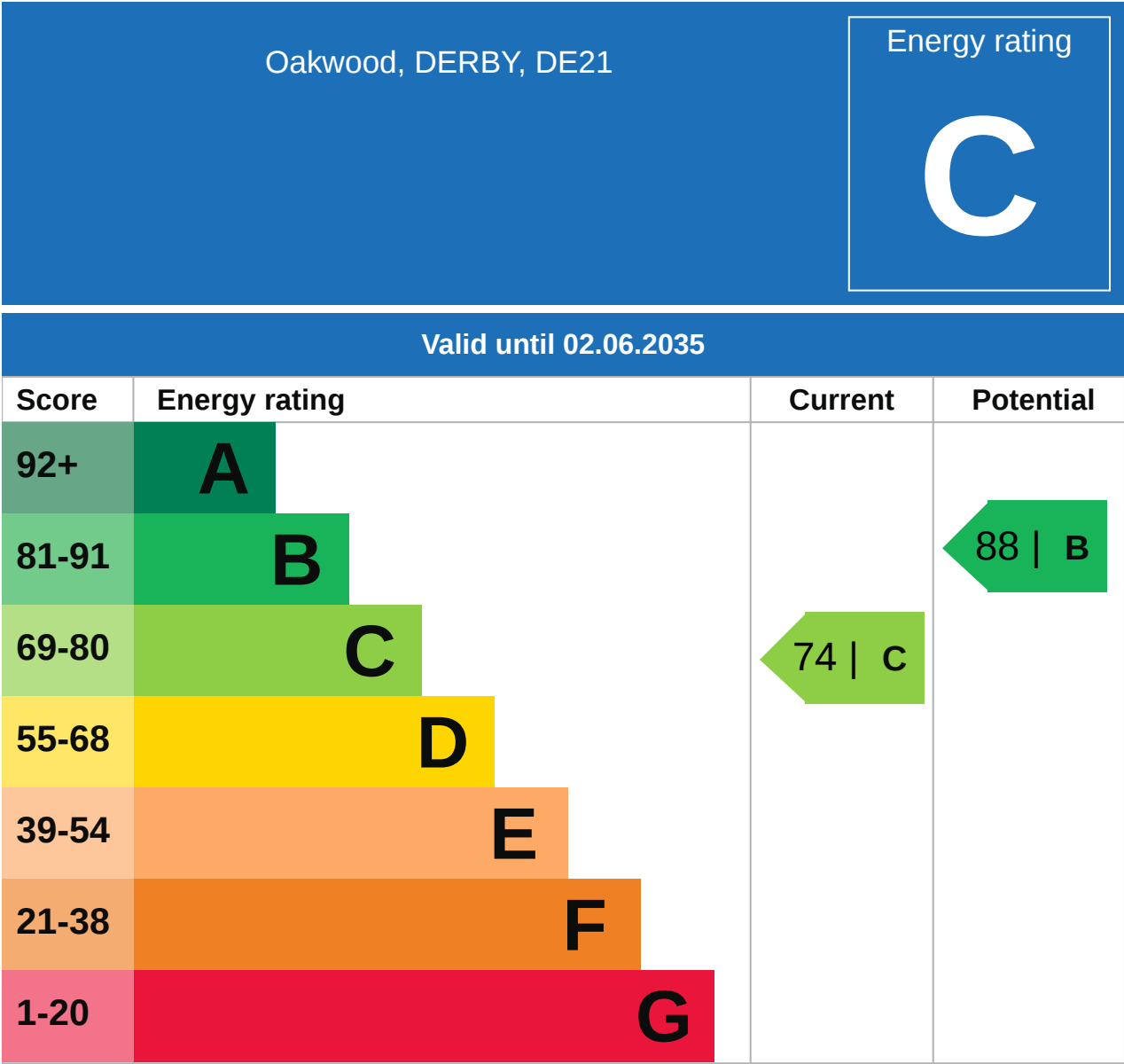
**GLEADSMOSS LANE, OAKWOOD, DERBY, DE21**



**GLEADSMOSS LANE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate





## Additional EPC Data

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|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | Semi-detached house                      |
| <b>Walls:</b>                        | Cavity wall, filled cavity               |
| <b>Walls Energy:</b>                 | Good                                     |
| <b>Roof:</b>                         | Pitched, 100 mm loft insulation          |
| <b>Roof Energy:</b>                  | Average                                  |
| <b>Window:</b>                       | Fully double glazed                      |
| <b>Window Energy:</b>                | Good                                     |
| <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>                     | Low energy lighting in all fixed outlets |
| <b>Lighting Energy:</b>              | Very good                                |
| <b>Floors:</b>                       | Solid, no insulation (assumed)           |
| <b>Secondary Heating:</b>            | None                                     |
| <b>Total Floor Area:</b>             | 77 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

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