

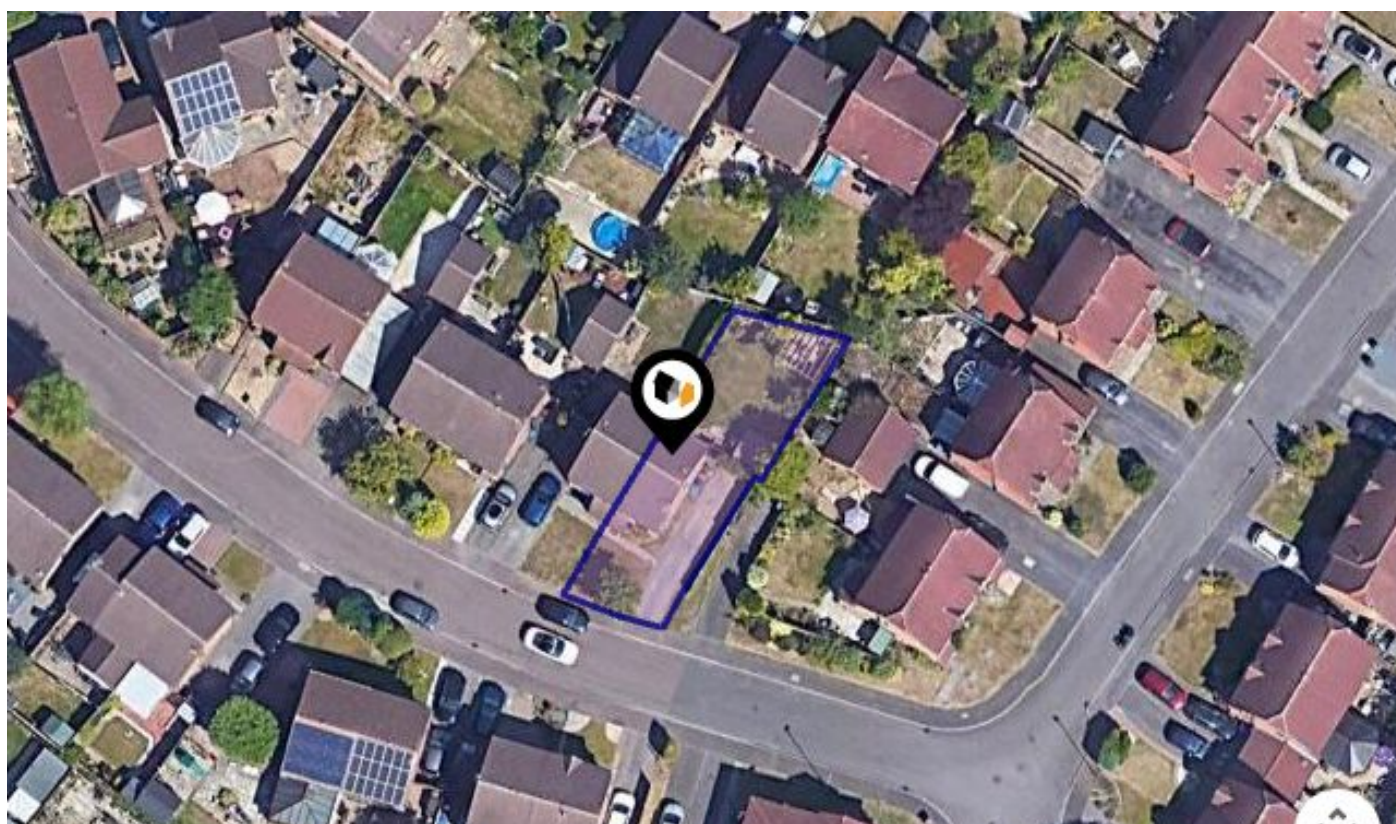


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10<sup>th</sup> July 2025



**SEAGRAVE CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Two Bedroom Semi Detached Property
- > Standard Construction
- > EPC Rating C
- > Council Tax Band B
- > Freehold

### Property Description

Ideal for a first time buyer or investor, is this well presented, two bedroom semi detached property located in the highly sought after Derby suburb of Oakwood. The accommodation benefits from gas fired central heating, UPVC double glazing and briefly comprises:- entrance lobby, lounge and fitted kitchen. To the first floor the landing provides access to two bedrooms and a refitted shower room with a three piece suite. Outside there are gardens to both front and rear elevations and a driveway provides off road parking for a number of vehicles. Seagrave Close is well situated for Oakwood and its range of amenities together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entry: (4'0" x 2'9") 1.22 x 0.84

Living Room: (12'7" x 13'11") 3.84 x 4.24

Kitchen: (12'7" x 9'4") 3.84 x 2.84

First Floor Landing: (5'10" x 6'5") 1.78 x 1.96

Bedroom One: (12'6" x 9'8") 3.81 x 2.95

Bedroom Two: (12'10" x 6'5") 3.91 x 1.96

Bathroom: (6'4" x 6'8") 1.93 x 2.03

### 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



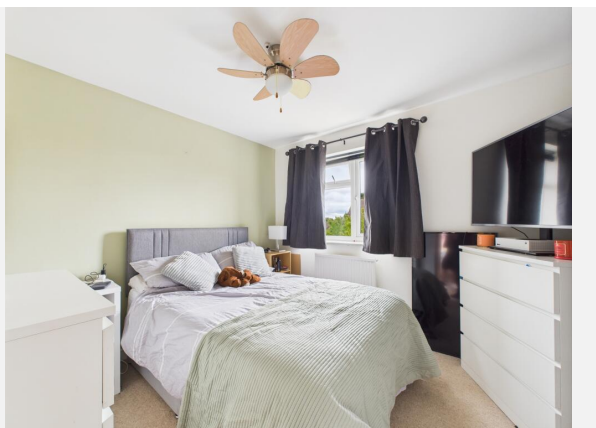
## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 2                                       |         |          |
| Floor Area:      | 602 ft <sup>2</sup> / 56 m <sup>2</sup> |         |          |
| Plot Area:       | 0.06 acres                              |         |          |
| Year Built :     | 1983-1990                               |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £1,708                                  |         |          |
| Title Number:    | DY212608                                |         |          |

## Local Area

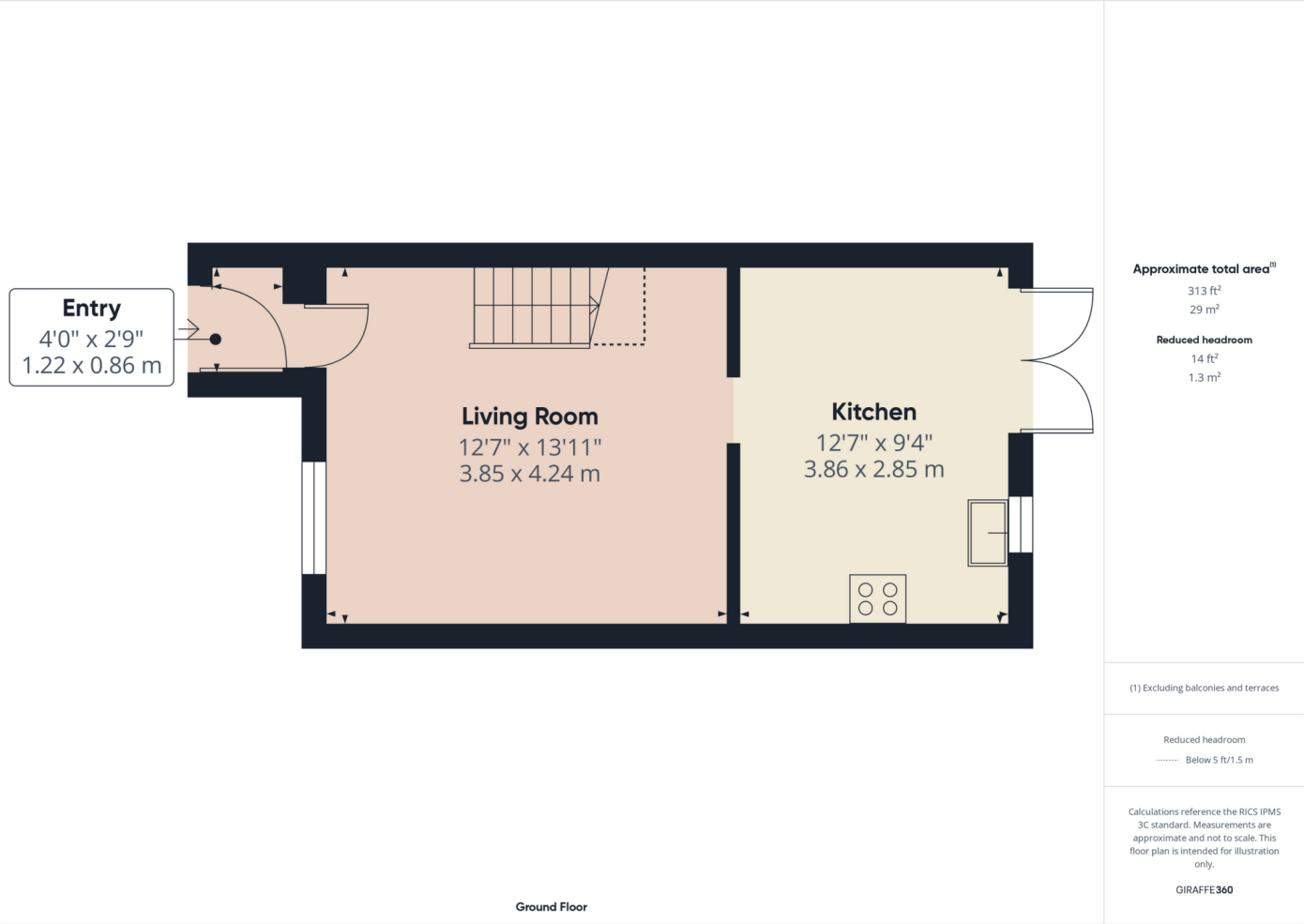
|                                              |               |                                                                  |      |      |
|----------------------------------------------|---------------|------------------------------------------------------------------|------|------|
| Local Authority:                             | City of derby | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast) |      |      |
| Conservation Area:                           | No            |                                                                  |      |      |
| Flood Risk:                                  |               |                                                                  |      |      |
| • Rivers & Seas                              | Very low      | 1                                                                | 37   | 1800 |
| • Surface Water                              | Very low      | mb/s                                                             | mb/s | mb/s |
|                                              |               |                                                                  |      |      |
| Mobile Coverage:<br>(based on calls indoors) |               | Satellite/Fibre TV Availability:                                 |      |      |
|                                              |               |                                                                  |      |      |
|                                              |               |                                                                  |      |      |
|                                              |               |                                                                  |      |      |



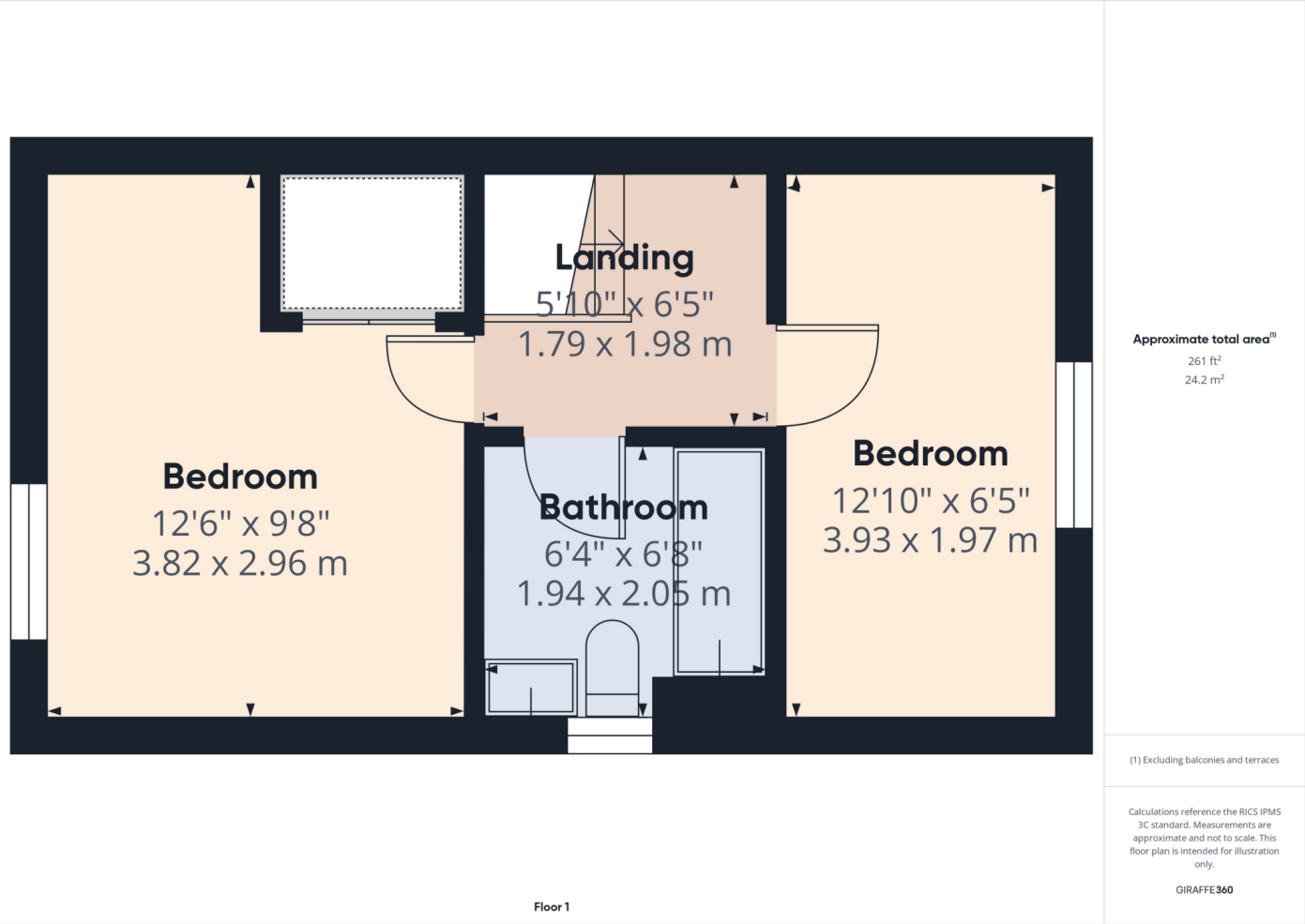




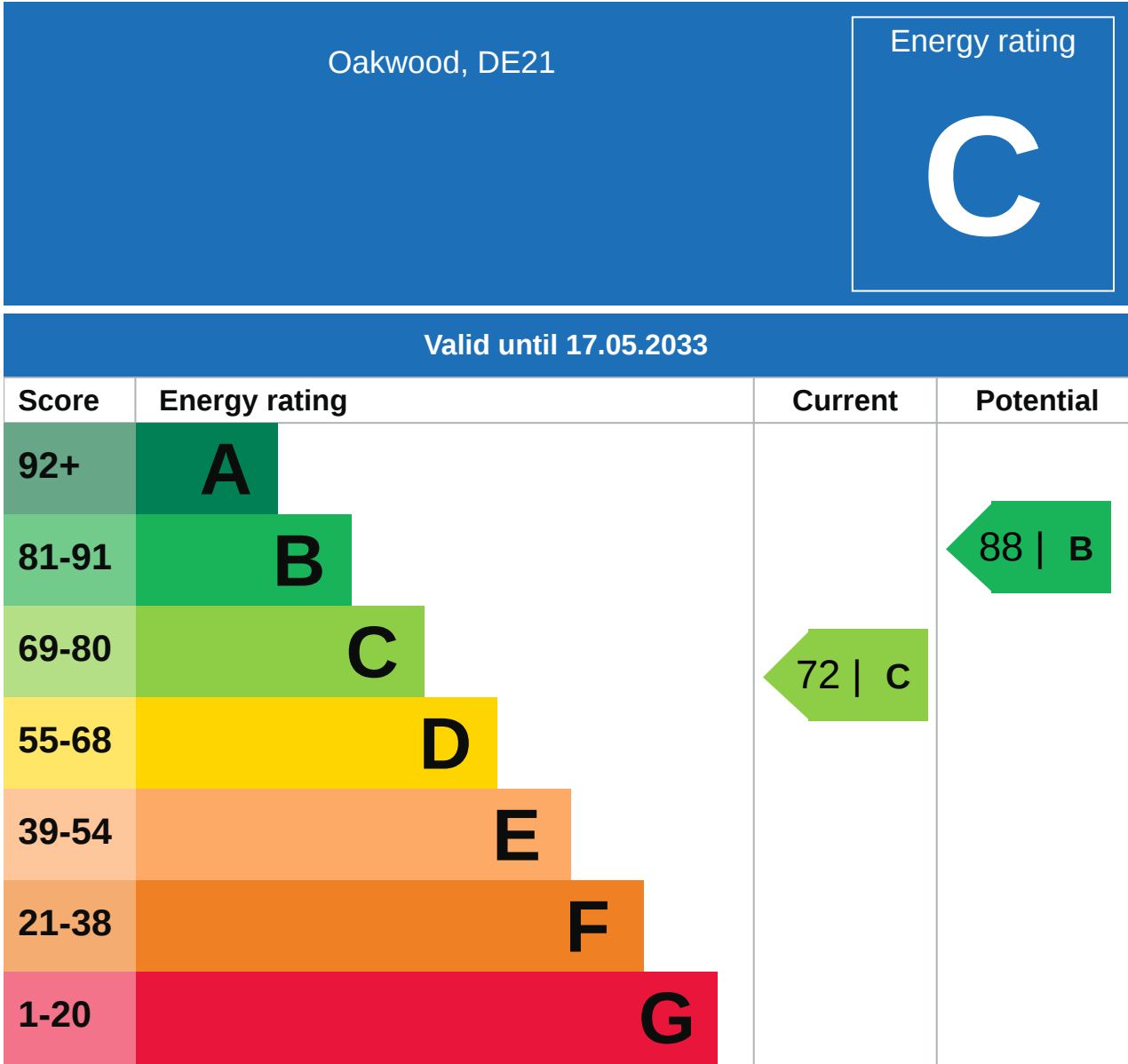
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**SEAGRAVE CLOSE, OAKWOOD, DERBY, DE21**



# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

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|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | House                                      |
| <b>Build Form:</b>                  | Semi-Detached                              |
| <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>Flat Top Storey:</b>             | No                                         |
| <b>Top Storey:</b>                  | 0                                          |
| <b>Glazing Type:</b>                | Double glazing, unknown install date       |
| <b>Previous Extension:</b>          | 1                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Ventilation:</b>                 | Natural                                    |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                | Good                                       |
| <b>Roof:</b>                        | Pitched, 250 mm loft insulation            |
| <b>Roof Energy:</b>                 | Good                                       |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs       |
| <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>            | 56 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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