

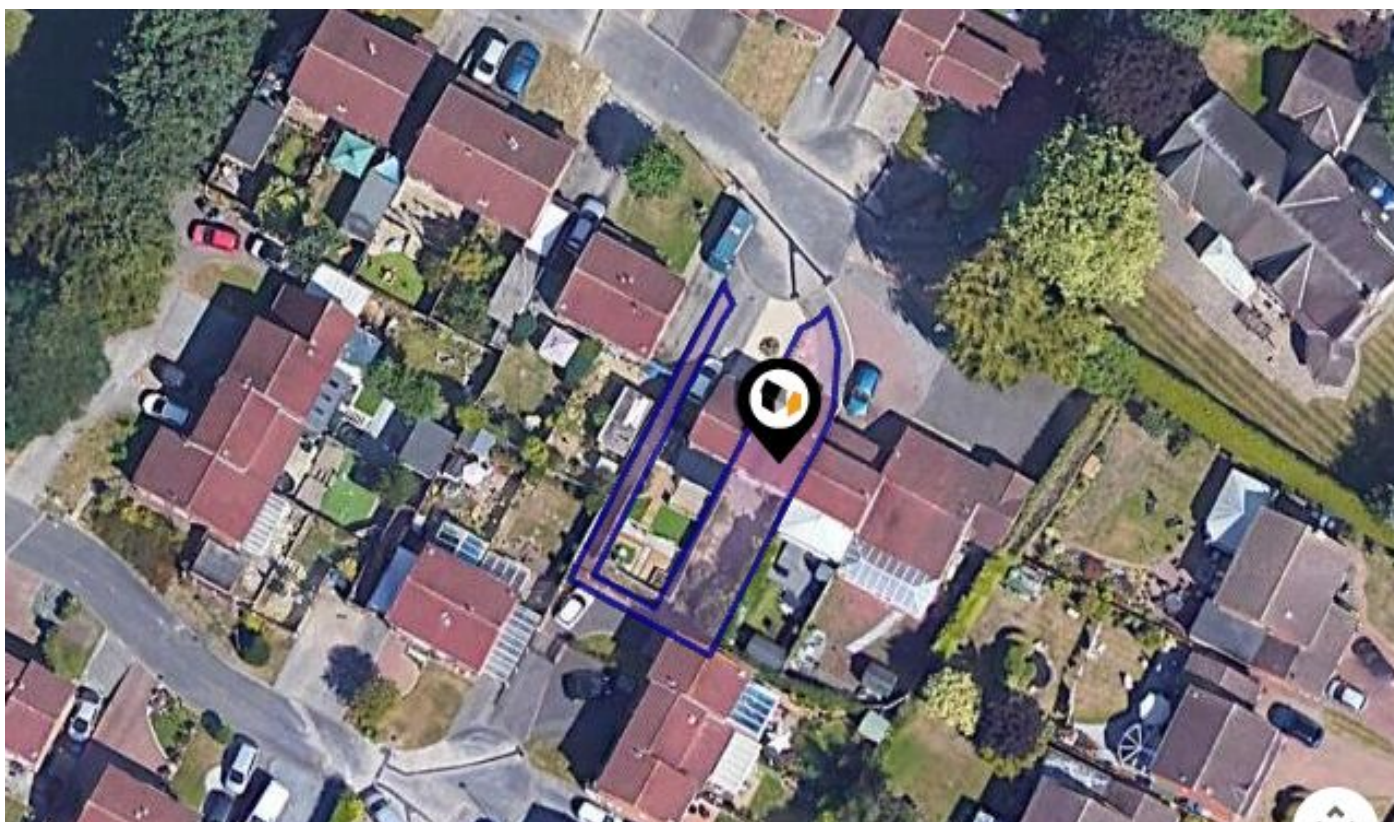


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 06<sup>th</sup> August 2025**



**RUSSET CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



- > Mid Town House Available With No Upward Chain
- > Requires Full Modernisation/Improvement
- > Boasts Immense Potential
- > EPC Rating E, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

Offered with no onward chain, this two-bedroom mid-townhouse represents a superb opportunity for buyers looking to take on a full renovation project. Requiring complete modernisation throughout, the property offers fantastic scope to refurbish and add value, making it ideal for investors or first time buyers to create a home tailored to their own style! The accommodation briefly comprises an entrance door to: kitchen and lounge. Upstairs, there are two well-proportioned bedrooms and a bathroom. Externally, the property benefits from off road parking, garage and an enclosed rear garden. Located in a popular cul-de-sac close to local amenities, schools, and transport links together with excellent road links for the A52, M1 motorway, A38, A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Door to:-

Kitchen: (8'7" x 8'2") 2.62 x 2.49

Lounge/Dining Room: (16'3" x 11'4") 4.95 x 3.45

First Floor Landing:

Double Bedroom One: (13'1" x 9'10") 3.99 x 3.00

Double Bedroom Two: (10'3" x 8'4") 3.12 x 2.54

Bathroom: (7'5" x 7'2") 2.26 x 2.18

Outside:

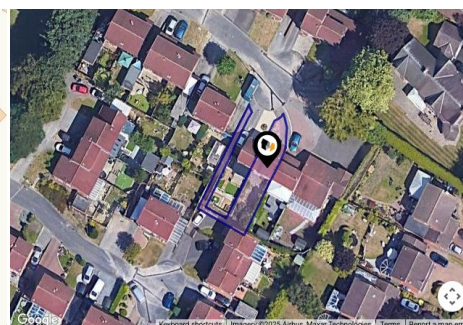
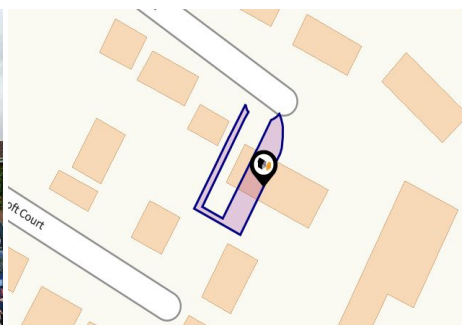
There is a driveway to the front elevation providing off road parking leading in-turn to a GARAGE 15'9" x 7'10" with up and over door, light and power. The rear garden is enclosed and mostly paved with shrubs and gated access to the head of the garden. Cold water tap.

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.

**KFB** - Key Facts For Buyers

# Property Overview



## Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY119976

Tenure: Freehold

## 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)

4	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



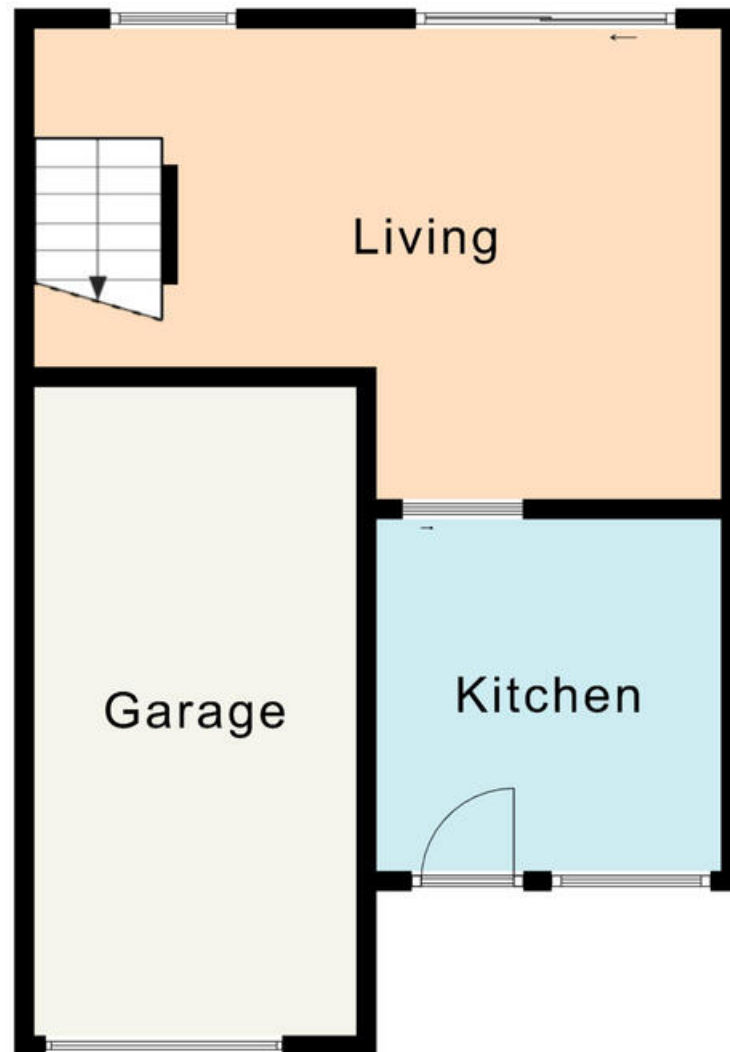
Satellite/Fibre TV Availability:



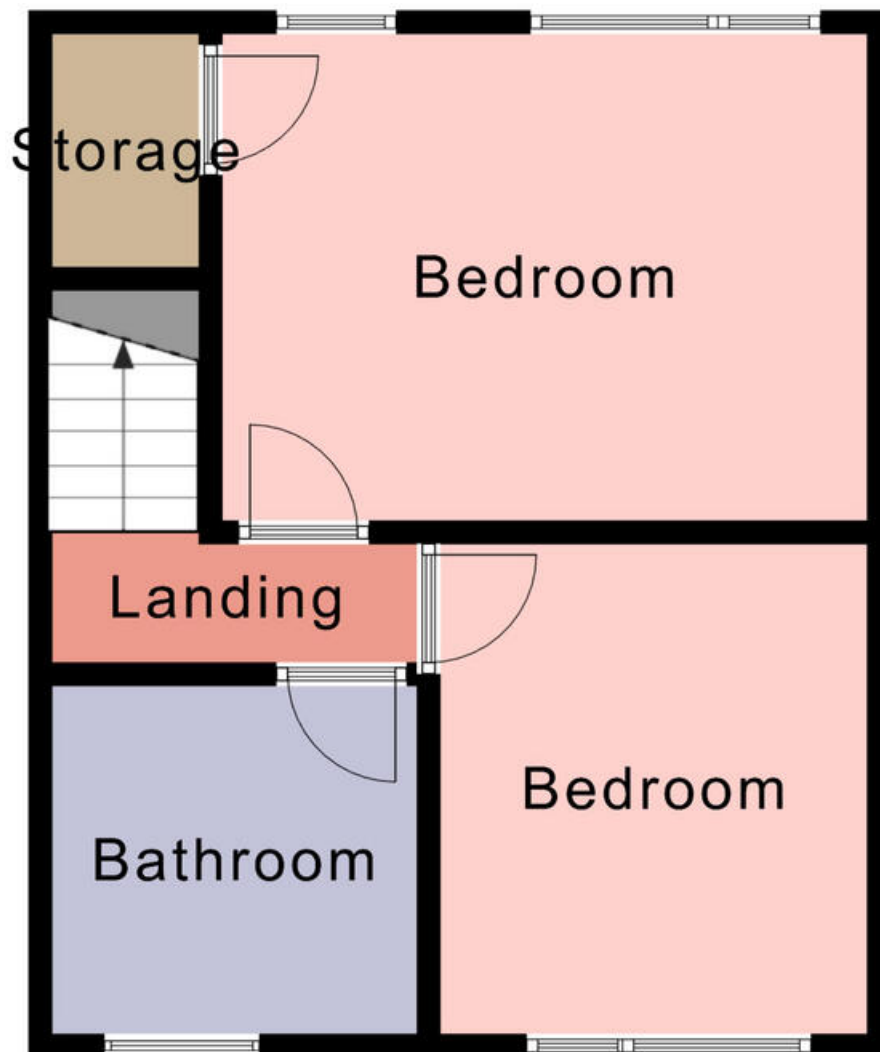




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## Hannells

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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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