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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th August 2025



PRESTBURY CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Know any property instantly

- > Well-Appointed And Presented Two Double Mid Town House
- > Excellent First Time Buy, No Upward Chain
- > Off Road Parking To The Front And Additional Allocated Parking
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is recommended of this well-maintained and presented two double-bedroom mid town house occupying an established cul-de-sac close to local amenities. The property is offered with no upward chain and benefits from a pleasant south-east facing rear garden, off road parking to the front elevation and an additional allocated parking space. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance hallway, fitted kitchen and lounge with real flame effect electric fire and useful understairs storage cupboard. To the first floor are two double bedrooms and a bathroom with a three piece suite. Outside, there is off road parking to the front elevation together with an additional allocated parking space. There is a pleasant, south-east facing rear garden. Prestbury Close 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.

Room Measurement & Details

Entrance Hallway: (9'6" x 5'11") 2.90 x 1.80

Kitchen: (9'5" x 5'6") 2.87 x 1.68

Lounge: (14'5" x 11'10") 4.39 x 3.61

First Floor Landing: (6'9" x 3'0") 2.06 x 0.91

Bedroom One: (8'7" x 11'10") 2.62 x 3.61

Bedroom Two: (8'5" x 8'4") 2.57 x 2.54

Bathroom: (6'8" x 5'5") 2.03 x 1.65

Outside:

There is off road parking to the front elevation and additional allocated parking. There is a pleasant, established South East facing tiered rear garden having a paved patio area with slated areas beyond.

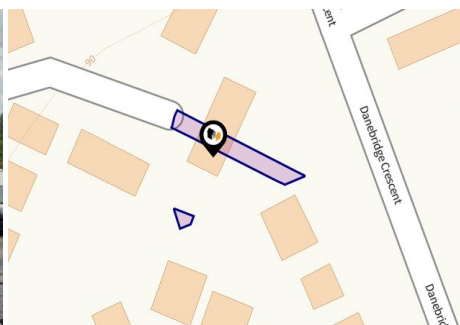
Buyer Information:

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.

Key Facts for Buyers 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:	Terraced
Bedrooms:	2
Floor Area:	613 ft ² / 57 m ²
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY125287

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)

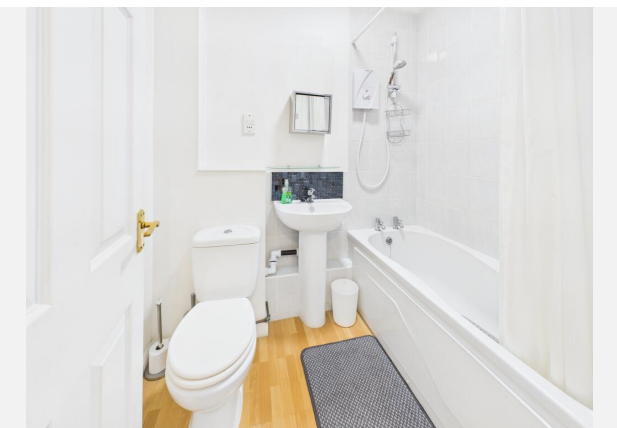
2	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



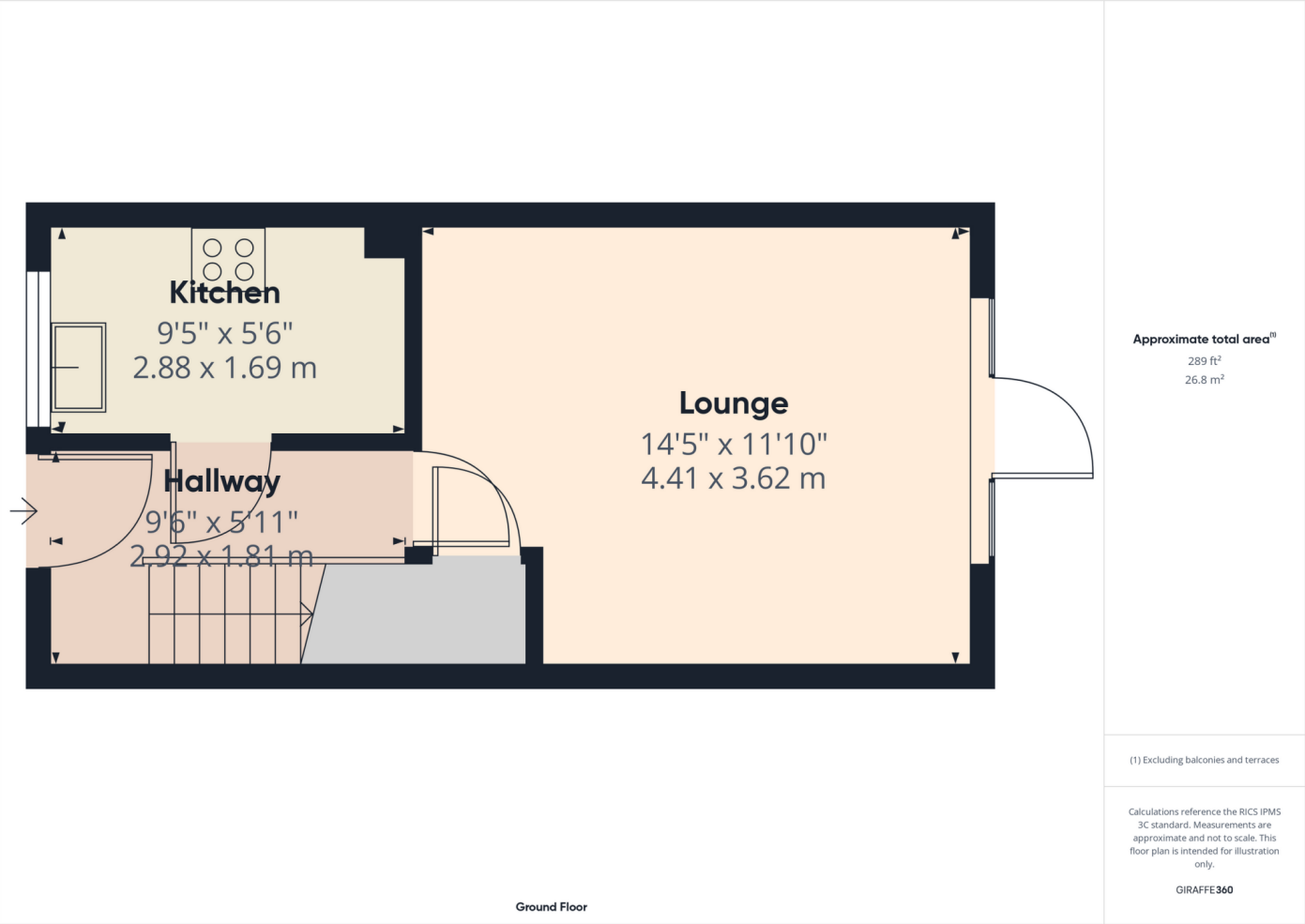
Satellite/Fibre TV Availability:







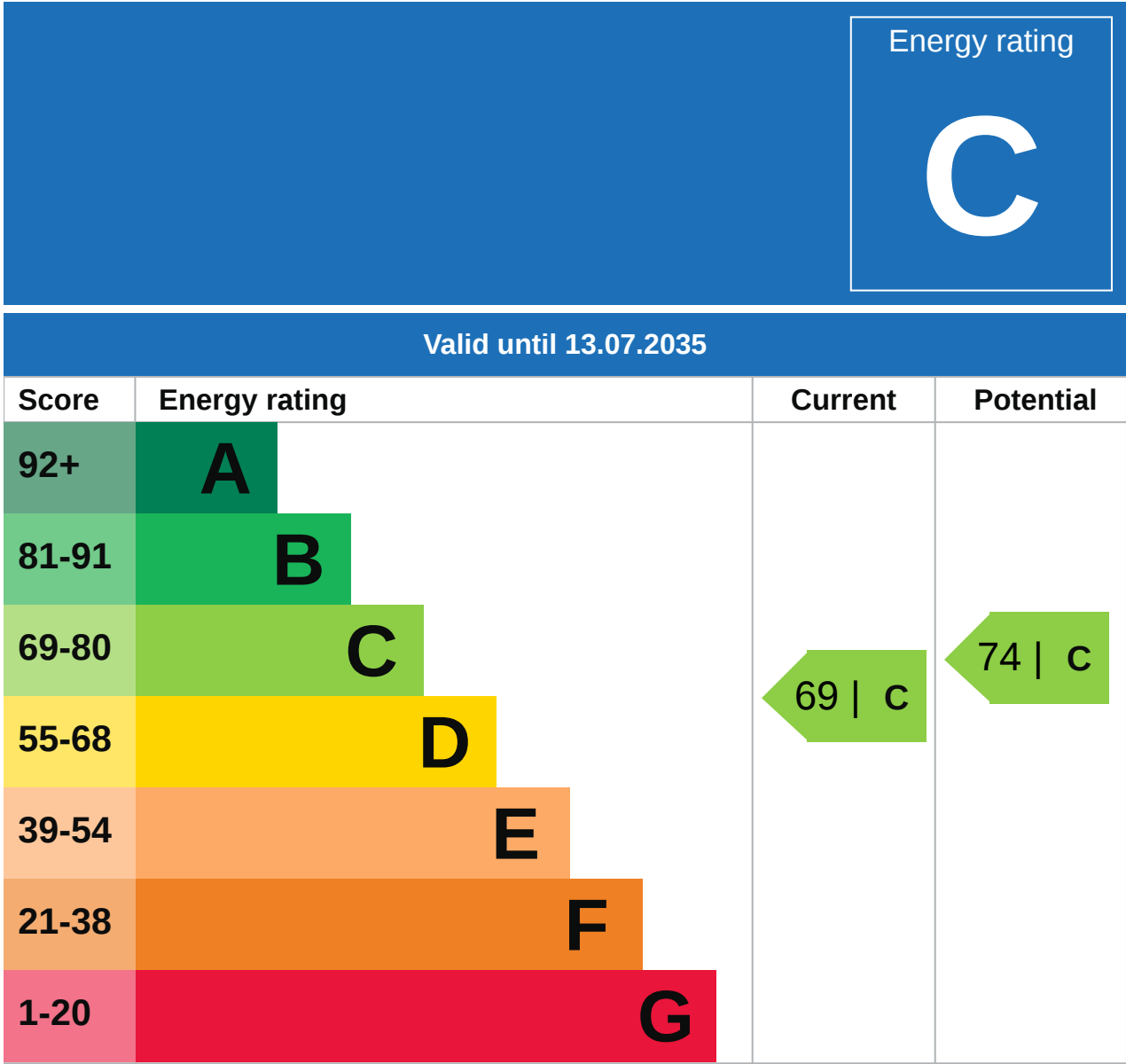
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²



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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.

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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

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