

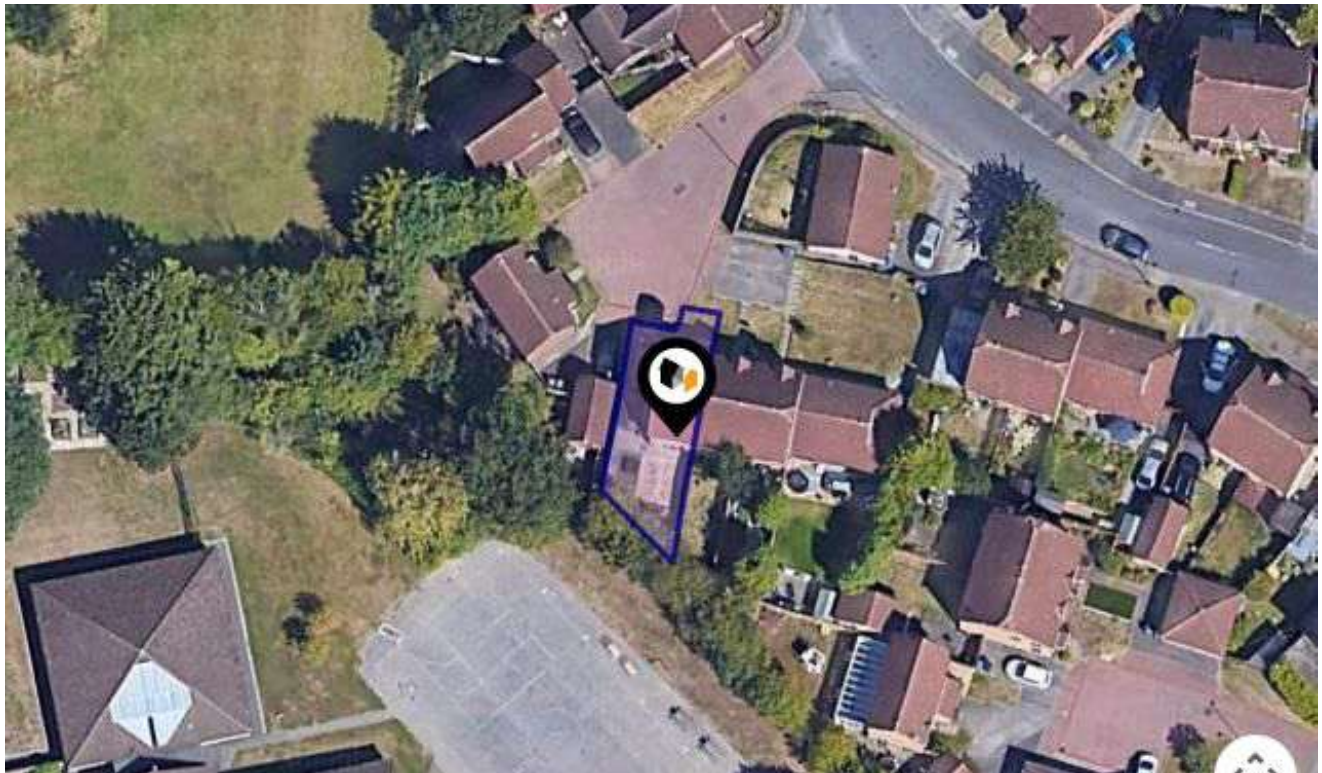


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025



MENDIP COURT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Double-Bedroom, End Town House
- > Ideal For The First Time Buyer
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Driveway Providing Off-Road Parking

Property Description

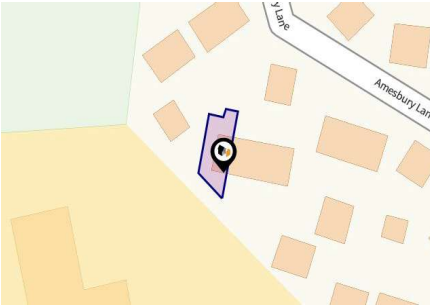
Situated in a sought-after and quiet cul-de-sac, this well-presented end town house is ideally located close to local amenities. Perfect for first-time buyers, the property features off-road parking and an enclosed, low maintenance rear garden. An early viewing is highly recommended! The accommodation is supplemented by gas fired central heating via a combination central heating boiler, UPVC double glazing and briefly comprises:- entrance lobby, living room and kitchen. To the first floor, there are two double bedrooms and a family bathroom with a three piece suite. Outside, to the front of the property there is a front lawn accompanied by a driveway providing off-road parking. To the rear, there is an enclosed rear garden with patio area, slate areas and lawn areas. Mendip Court is situated in the highly popular suburb of Oakwood, offering a perfect blend of peaceful residential living and convenient amenities. The area is well-regarded for its excellent local schools, nearby parks, and a variety of shops and services within easy reach. With fantastic transport links to Derby city centre and the surrounding areas, it's an ideal location for families and professionals alike.

Room Measurement & Details

Entrance: (3'7" x 3'0") 1.09 x 0.91
Living Room: (12'0" x 17'3") 3.66 x 5.26
Kitchen: (11'11" x 6'9") 3.63 x 2.06
First Floor Landing: (3'2" x 5'5") 0.97 x 1.65
Bedroom One: (11'11" x 9'8") 3.63 x 2.95
Bedroom Two: (12'0" x 8'9") 3.66 x 2.67
Bathroom: (5'6" x 6'10") 1.68 x 2.08

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.

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY184455		

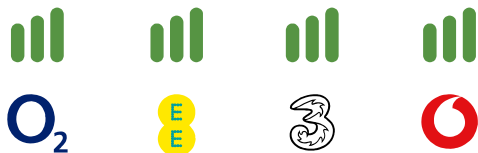
Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9	66	1000
mb/s	mb/s	mb/s

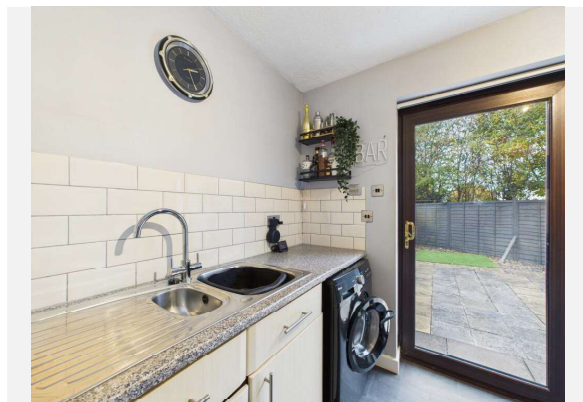
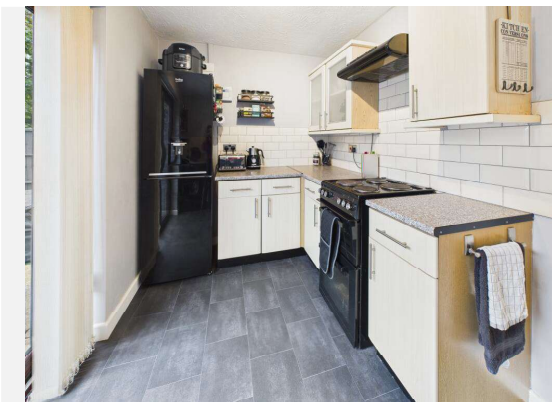
Mobile Coverage: (based on calls indoors)



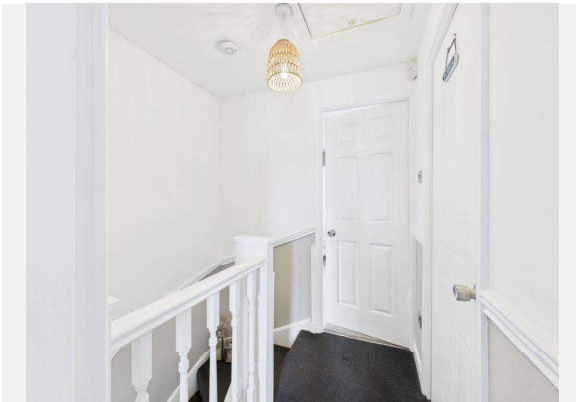
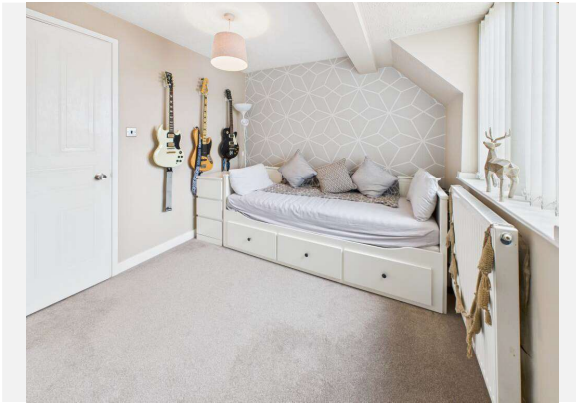
Satellite/Fibre TV Availability:



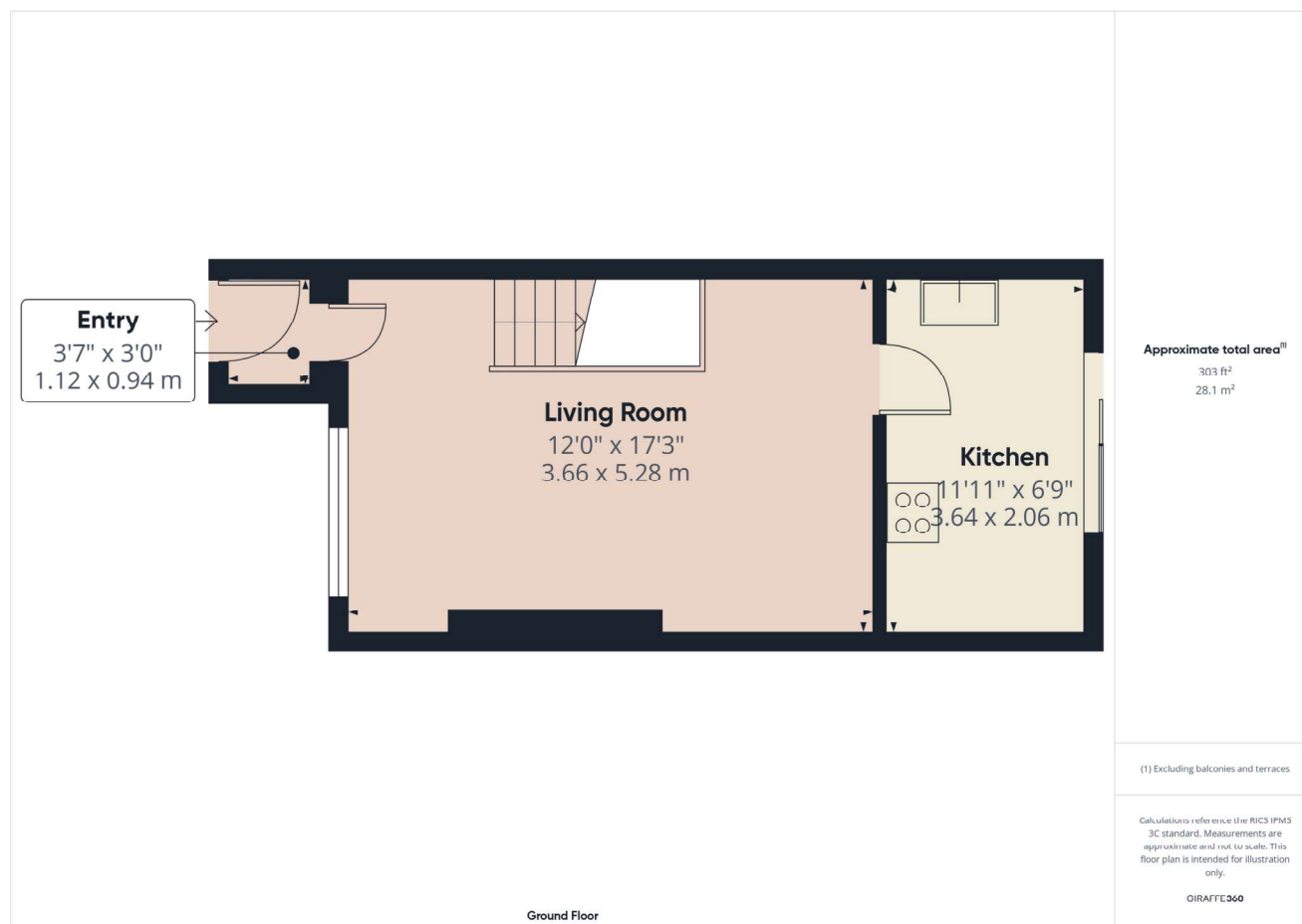
Gallery Photos



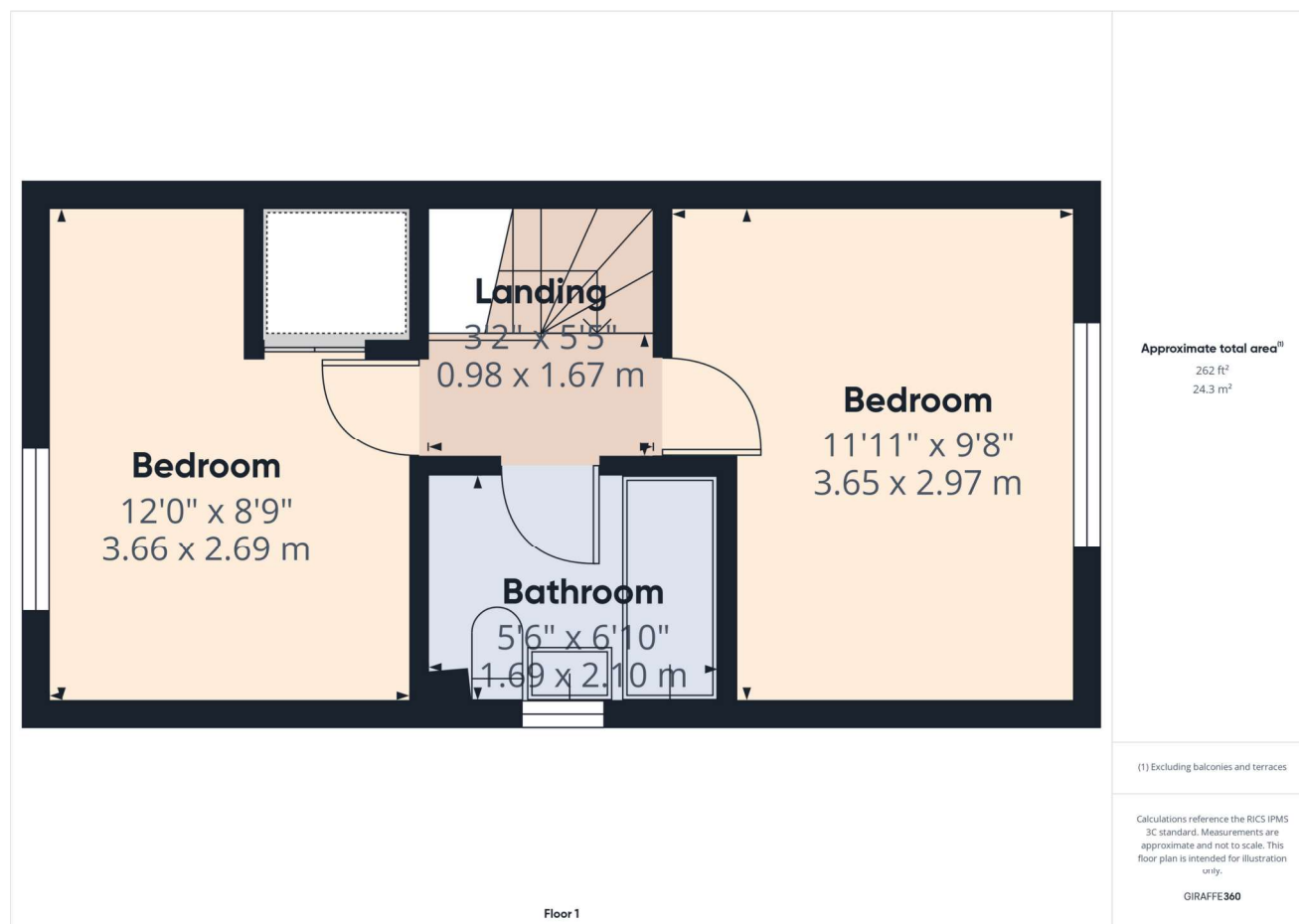
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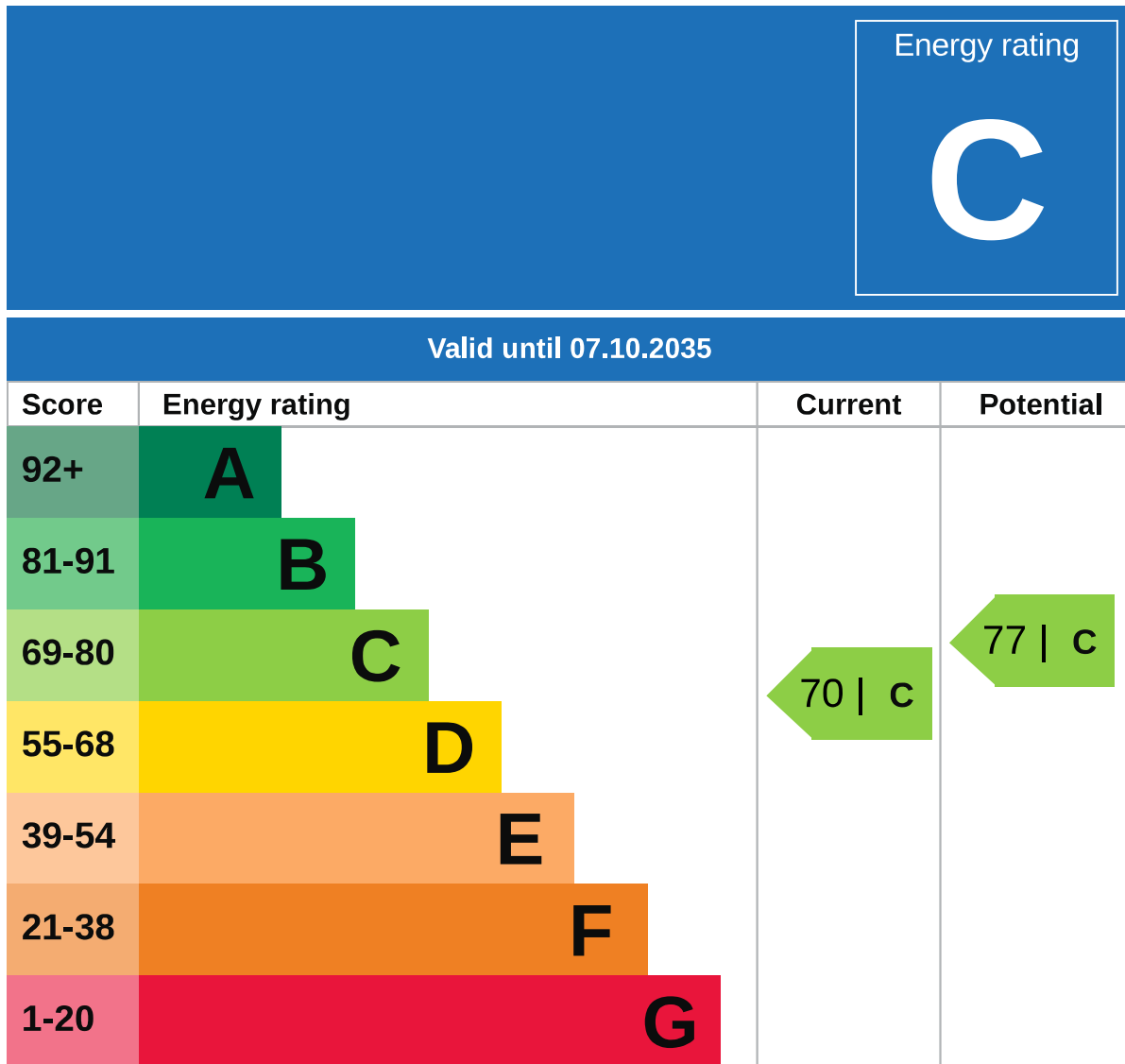
MENDIP COURT, OAKWOOD, DERBY, DE21



MENDIP COURT, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-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, 100 mm loft insulation
Roof Energy:	Pitched, 100 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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
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.

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Testimonials



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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