

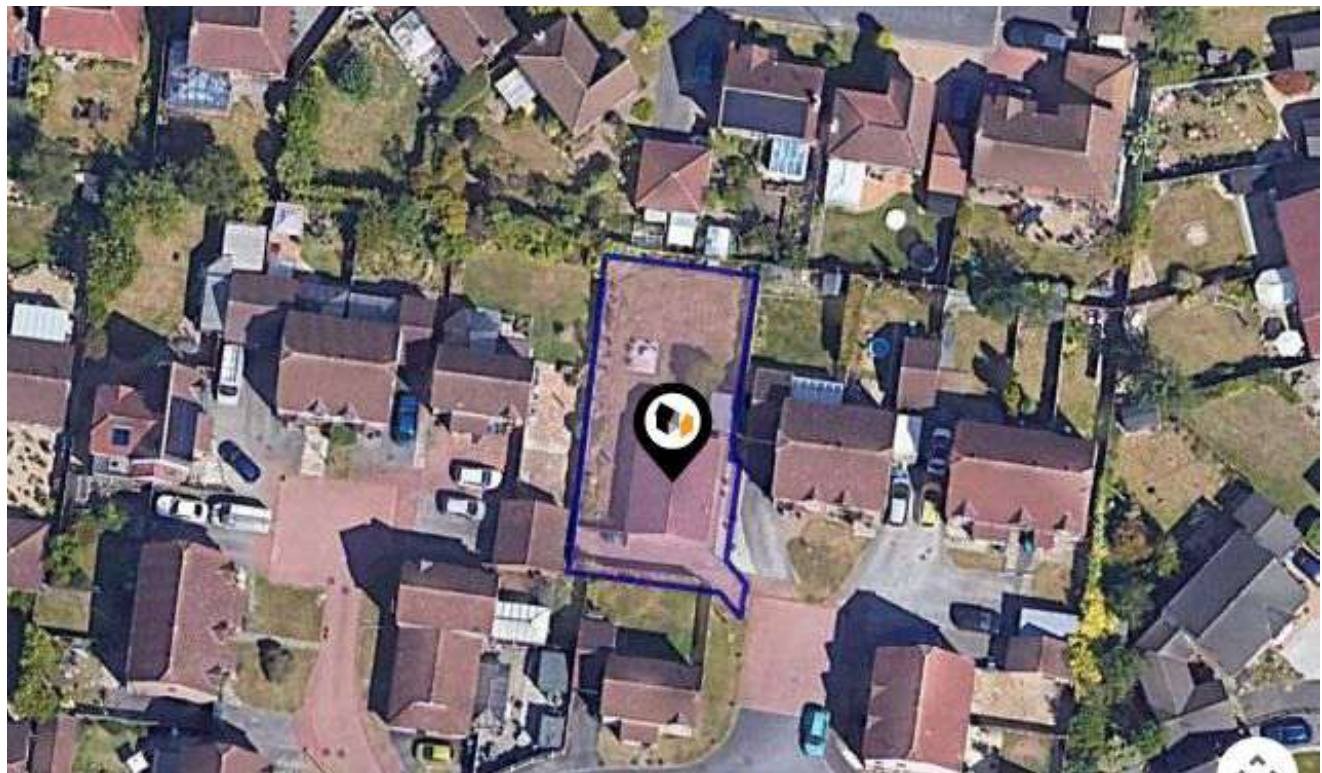


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29<sup>th</sup> October 2025



## TROWBRIDGE CLOSE, OAKWOOD, DERBY, DE21

### Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Attractively Presented Detached Bungalow
- > Refitted Kitchen With Appliances
- > Pleasant Gardens, Driveway Providing Off-Road Parking
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

This well-maintained and attractively presented two-bedroom detached bungalow is offered with no upward chain and is ideally situated within an established cul-de-sac location. The property enjoys a mature, well-tended garden and off road parking. Offering comfortable accommodation throughout, this delightful bungalow represents an excellent opportunity for those seeking a move-in-ready home tucked away in the a cul-de-sac. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, living room, conservatory, refitted kitchen with integrated appliances, two bedrooms and modern shower room. Outside, there is a pleasant enclosed garden and a driveway provides off-road parking. Trowbridge Close is well situated for Oakwood and its range of shops, 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: (2'10" x 10'4") 0.86 x 3.15

Living Room: (10'4" x 15'6") 3.15 x 4.72

Conservatory: (8'3" x 9'0") 2.51 x 2.74

Kitchen: (9'5" x 8'7") 2.87 x 2.62

Bedroom One: (10'6" x 11'6") 3.20 x 3.51

Bedroom Two: (9'6" x 7'7") 2.90 x 2.31

Shower Room: (6'3" x 6'7") 1.90 x 2.01

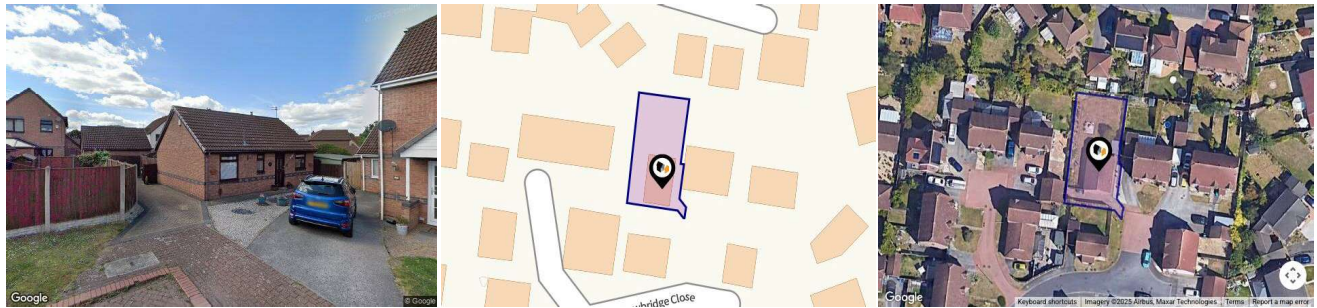
### Outside:

The property occupies an established cul-de-sac location and benefits from a driveway providing off-road parking. There is a pleasant and enclosed garden being laid mainly to lawn incorporating a paved patio areas, flowers, and shrubs together with garden shed, fenced boundaries and gated access to the side elevation.

### 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

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	559 ft <sup>2</sup> / 52 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,708		
<b>Title Number:</b>	DY202187		

## Local Area

<b>Local Authority:</b>	Derby city
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>53</b> mb/s	<b>1000</b> mb/s

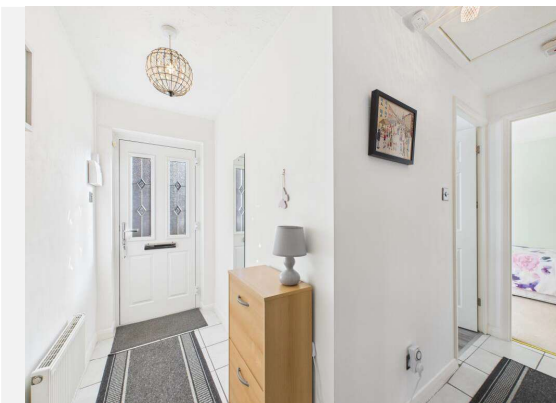
### Mobile Coverage: (based on calls indoors)



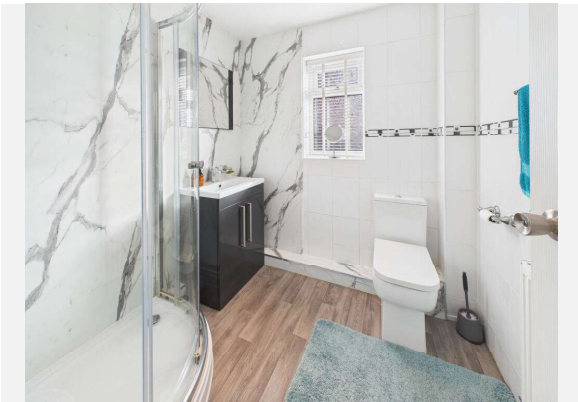
### Satellite/Fibre TV Availability:



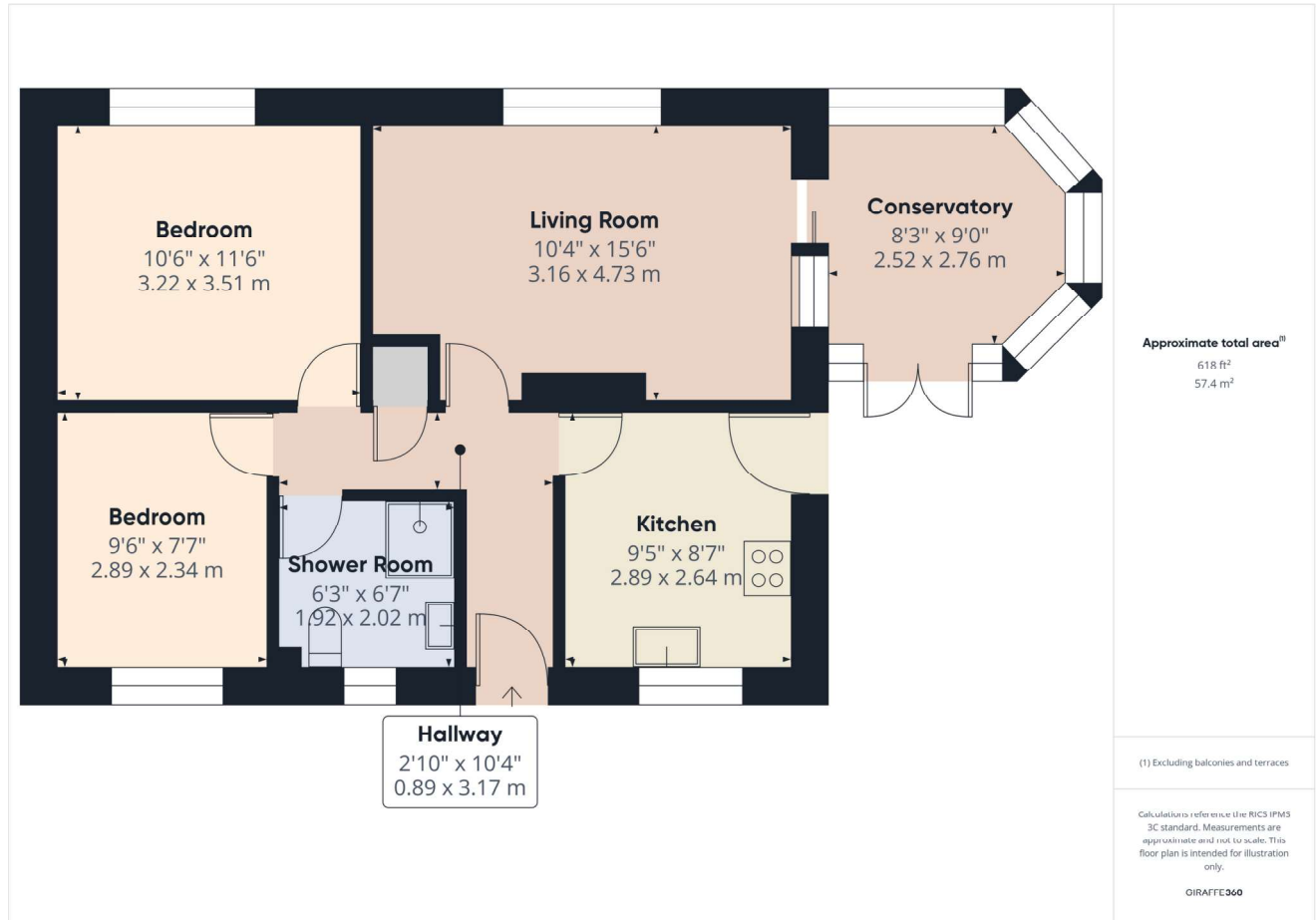
# Gallery Photos



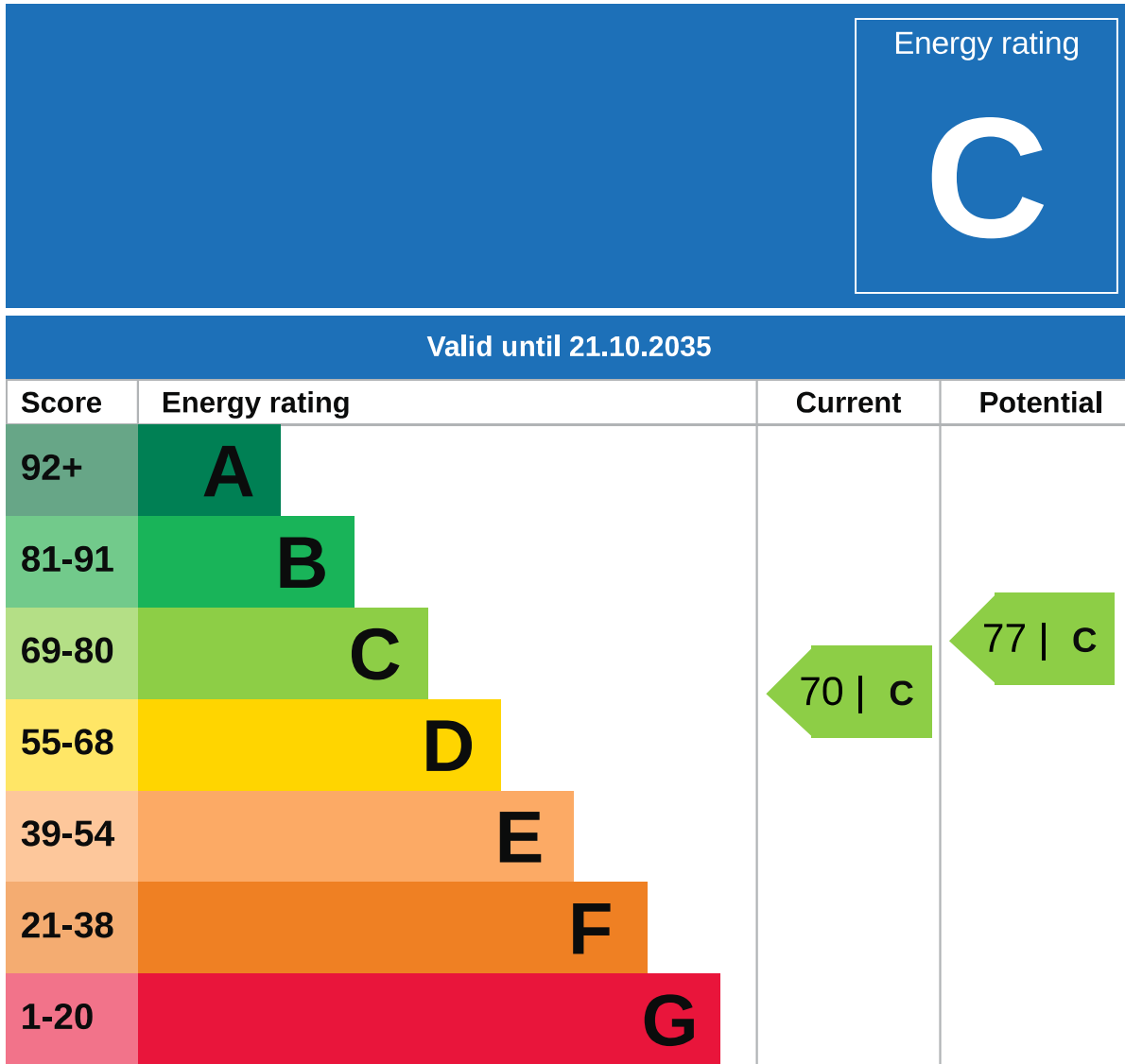
# Gallery Photos



## TROWBRIDGE CLOSE, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Pitched, 250 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	52 m <sup>2</sup>



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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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