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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 17<sup>th</sup> November 2025**



**VESTRY ROAD, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Modern One Bedroom Quarter House
- > Tucked Away To The Rear of Vestry Road
- > Perfect For First Time Buyers, Investors Or Those Looking to Downsize
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

### Property Description

A modern one-bedroom quarter-house, occupying an enviable plot tucked to the rear of Vestry Road. Perfect for first-time buyers, investors, or those looking to downsize - offering a blend of a light-filled interior, and a unique layout. The property also benefits from a garden area and allocated parking. Enjoying the benefits of uPVC double glazing and gas central heating, the accommodation briefly comprises: entrance porch, a bright and airy lounge with dual-aspect windows to the front and side, creating a welcoming feel, kitchen and a spiral staircase that leads to the first floor, adding character and charm. Upstairs, the landing leads to a generous double bedroom with built-in storage and a bathroom with a modern suite. Outside, the property is set back behind a lawned garden and benefits from an allocated parking space adjacent to the property. Vestry Road is located in the ever-popular residential area of Oakwood and benefits from excellent access to local amenities including shops, parks, schools, and public transport links. Nearby, you'll find the beautiful Chaddesden Wood Nature Reserve and easy commuter access to Derby City Centre, the A52, and the M1. It's a peaceful yet convenient location that perfectly balances lifestyle and practicality.

### Room Measurement & Details

Entrance Porch: (7'9" x 2'5") 2.36 x 0.74  
Living Room: (8'8" x 13'0") 2.64 x 3.96  
Kitchen: (6'6" x 5'9") 1.98 x 1.75  
First Floor Landing: (2'6" x 2'8") 0.76 x 0.81  
Bedroom: (7'11" x 13'5") 2.41 x 4.09  
Bathroom: (7'4" x 5'7") 2.24 x 1.70

### Outside:

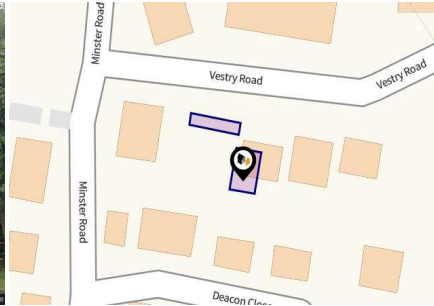
There is a garden area laid mainly to lawn. There is allocated off-road parking adjacent to the property.

### 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:	Terraced	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	398 ft <sup>2</sup> / 37 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY116726		

## 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)

5	47	1000
mb/s	mb/s	mb/s

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

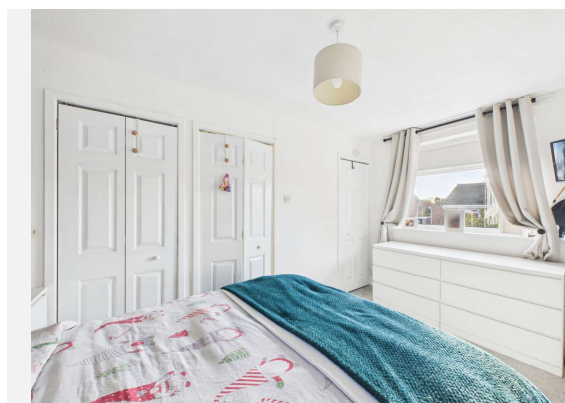
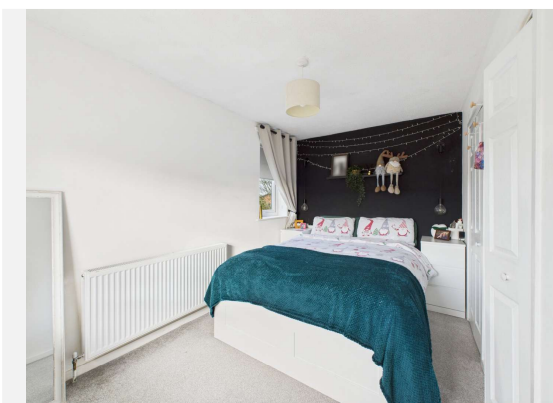
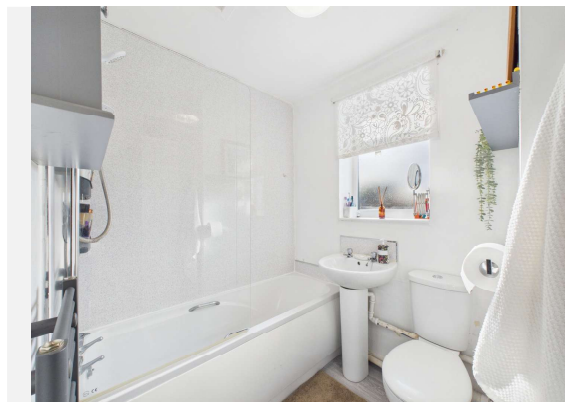
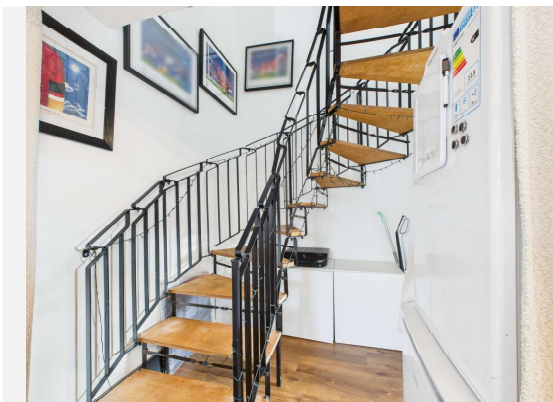


### Satellite/Fibre TV Availability:



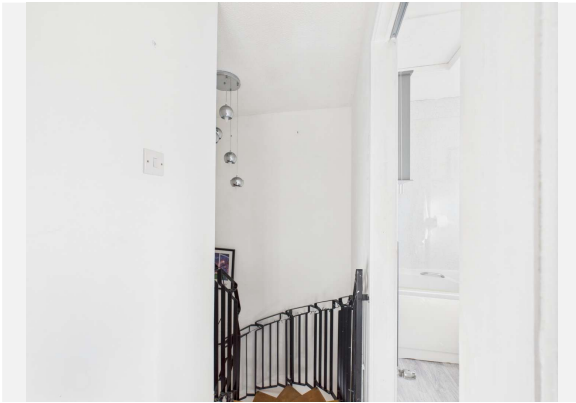


# Gallery Photos



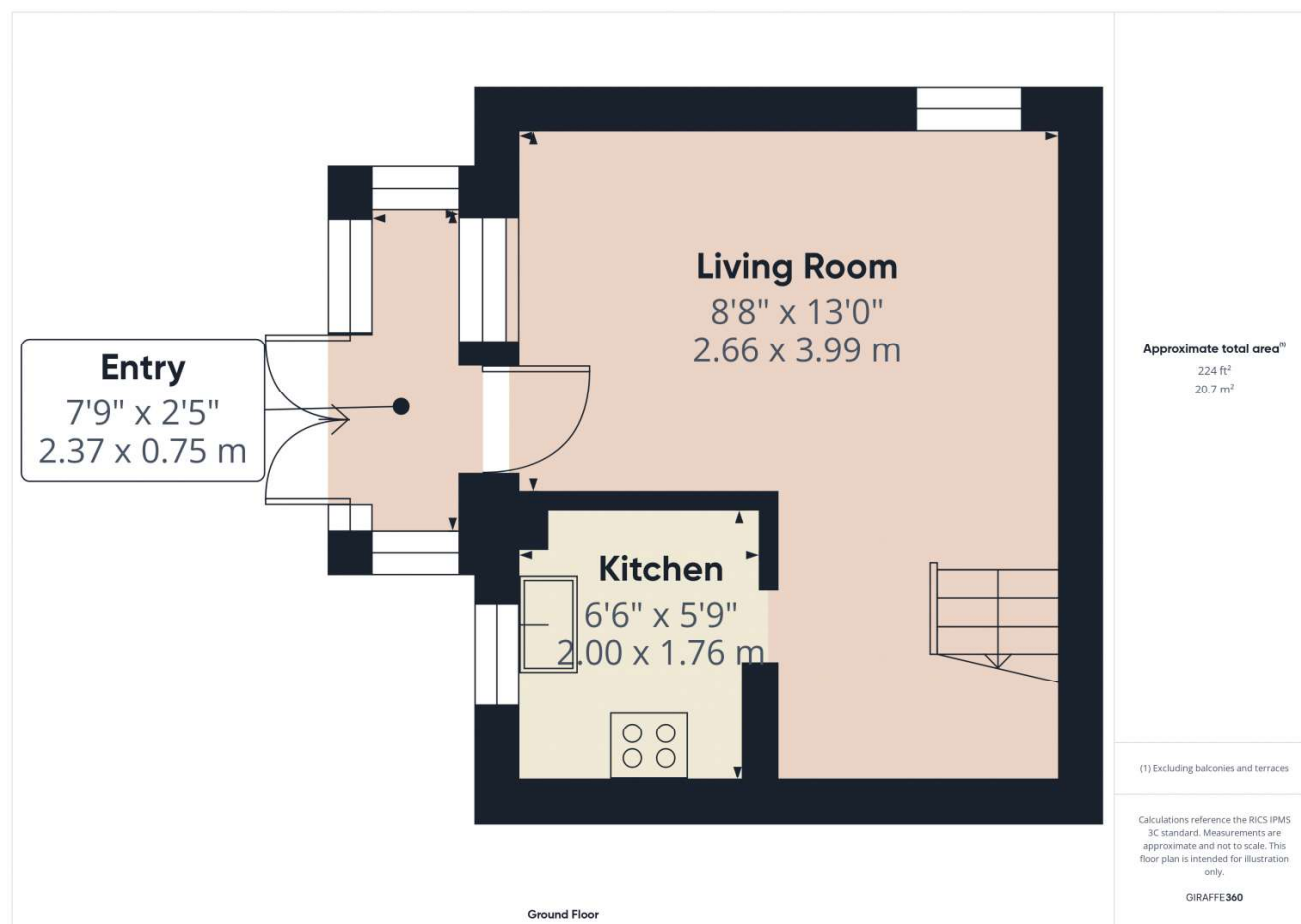


# Gallery Photos





## VESTRY ROAD, OAKWOOD, DERBY, DE21



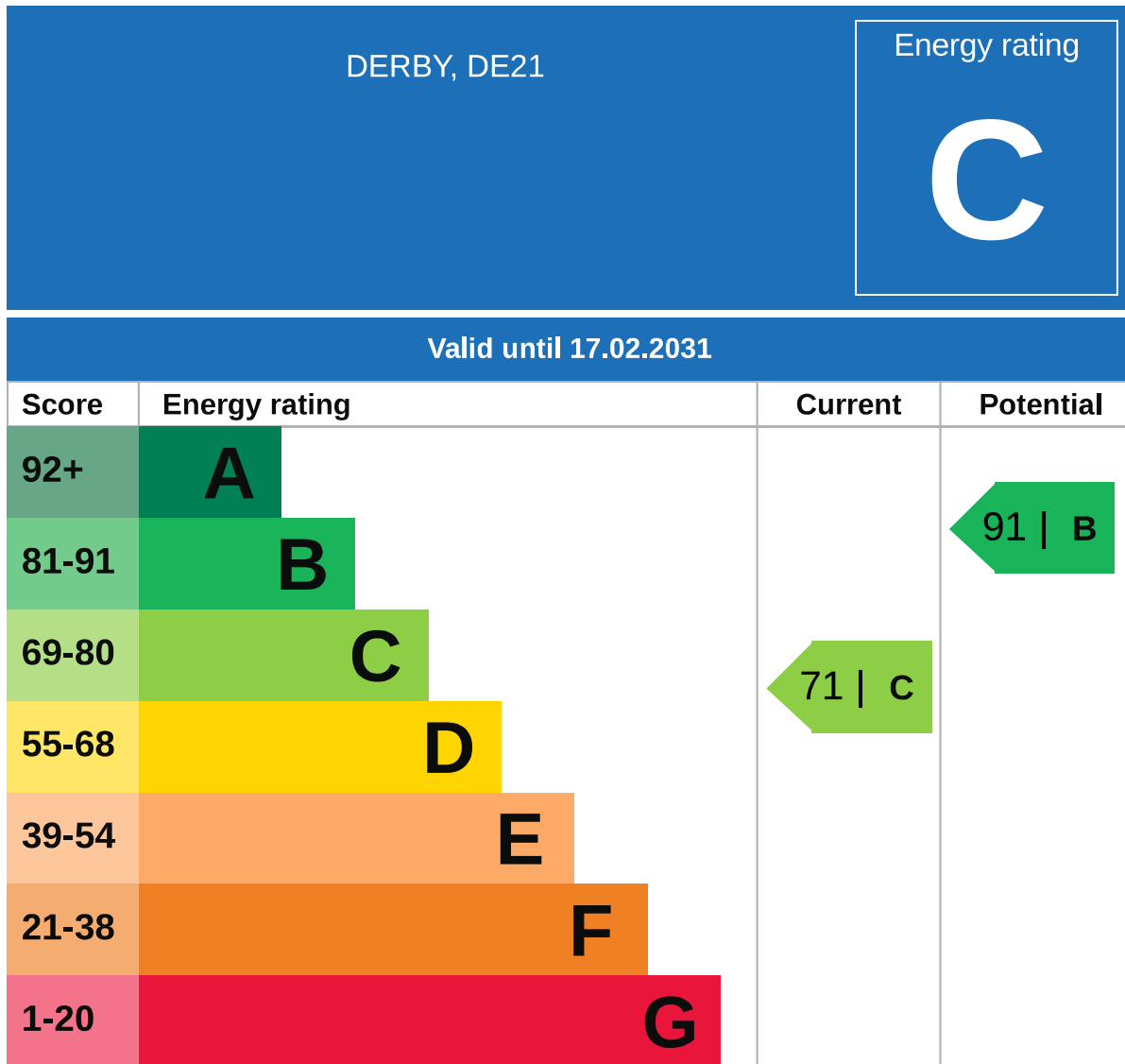


## VESTRY ROAD, OAKWOOD, DERBY, DE21





# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Enclosed End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 10 hour
<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>	0
<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, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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 60% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	37 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.



# Hannells

## 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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# Hannells

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