

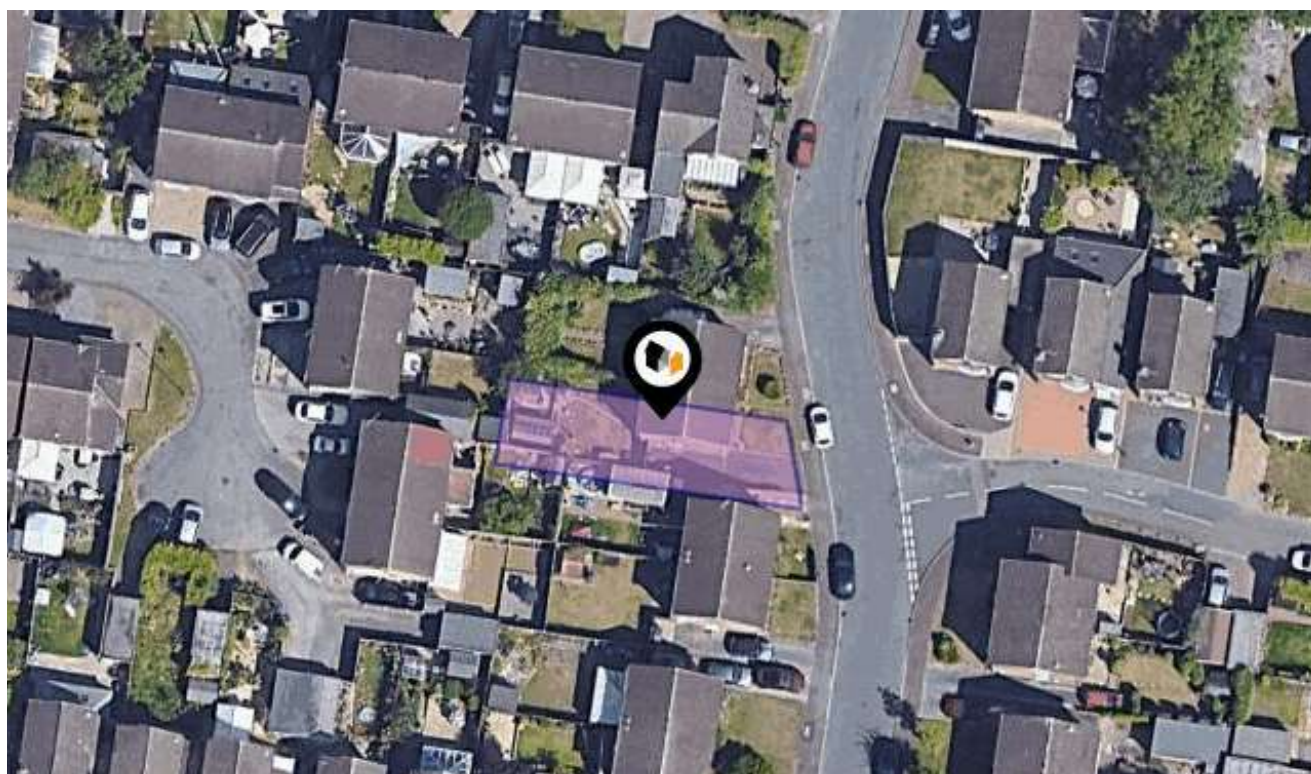


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th December 2025



MINSTER ROAD, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Three Bedroom Semi-Detached Home
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold
- > Off-Road Parking
- > Enclosed Rear Garden

Property Description

Located in the sought after Derby suburb of Oakwood is this wonderful three bedroom semi-detached property. Ideal for a first time buyer or growing family, the property benefits from uPVC double glazing, gas central heating, off-road parking and an enclosed rear garden. Early viewing is highly recommended to fully appreciate the accommodation on offer, call today to book your viewing!!! In brief, the accommodation comprises; Entrance hallway, a spacious living room and a fitted kitchen diner. To the first floor are three bedrooms, first floor landing and a modern fitted family bathroom having a three piece suite. At the front of the property is a lawned fore garden along with a driveway providing off-road parking. A secure gate gives access to the rear of the property where there is an enclosed garden laid mainly to lawn, patio area, fenced boundaries and a garden shed. Minster Road is well situated for Oakwood and its amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links.

Room Measurement & Details

Side Entrance Hallway: (4'6" x 3'0") 1.37 x 0.91
Living Room: (10'4" x 14'10") 3.15 x 4.52
Kitchen Diner: (8'9" x 14'9") 2.67 x 4.50
First Floor Landing: (8'7" x 2'10") 2.62 x 0.86
Bedroom One: (10'8" x 8'9") 3.25 x 2.67
Bedroom Two: (8'9" x 8'5") 2.67 x 2.57
Bedroom Three: (7'8" x 5'11") 2.34 x 1.80
Bathroom: (5'9" x 6'0") 1.75 x 1.83

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

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A Moving Experience



Property




Type: Semi-Detached
Bedrooms: 3
Floor Area: 678 ft² / 63 m²
Plot Area: 0.05 acres
Year Built : 1967-1975
Council Tax : Band B
Annual Estimate: £1,708
Title Number: DY71347

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)

3 mb/s	80 mb/s	1000 mb/s
		

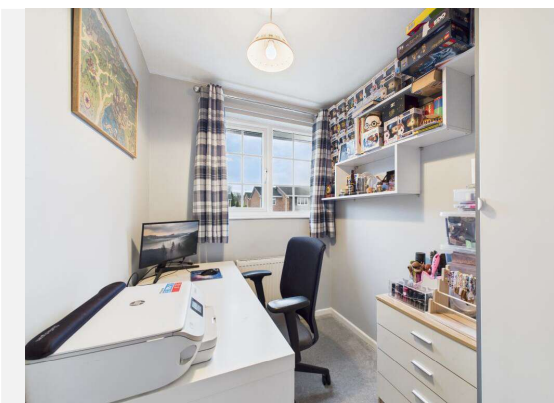
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



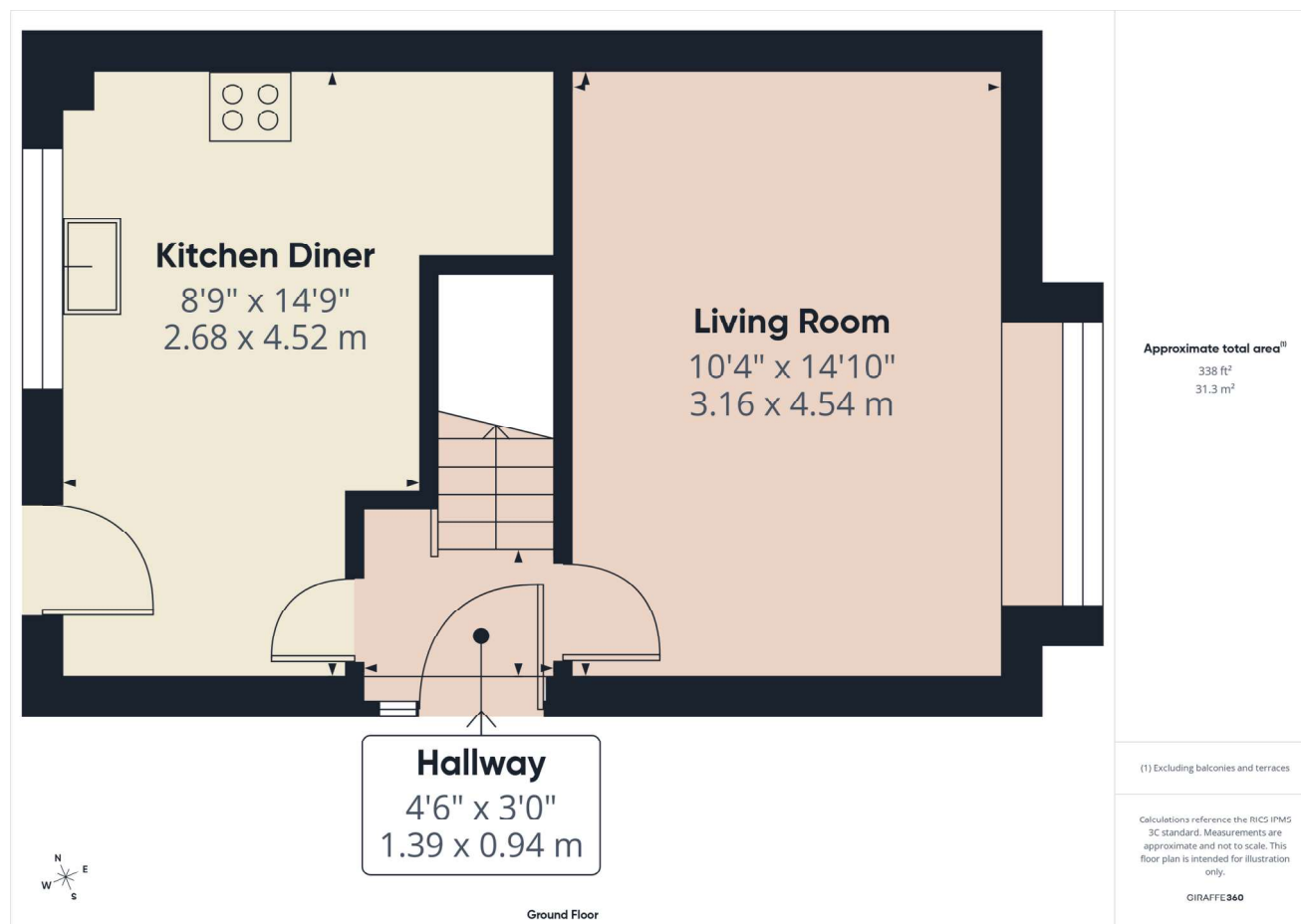
Gallery Photos



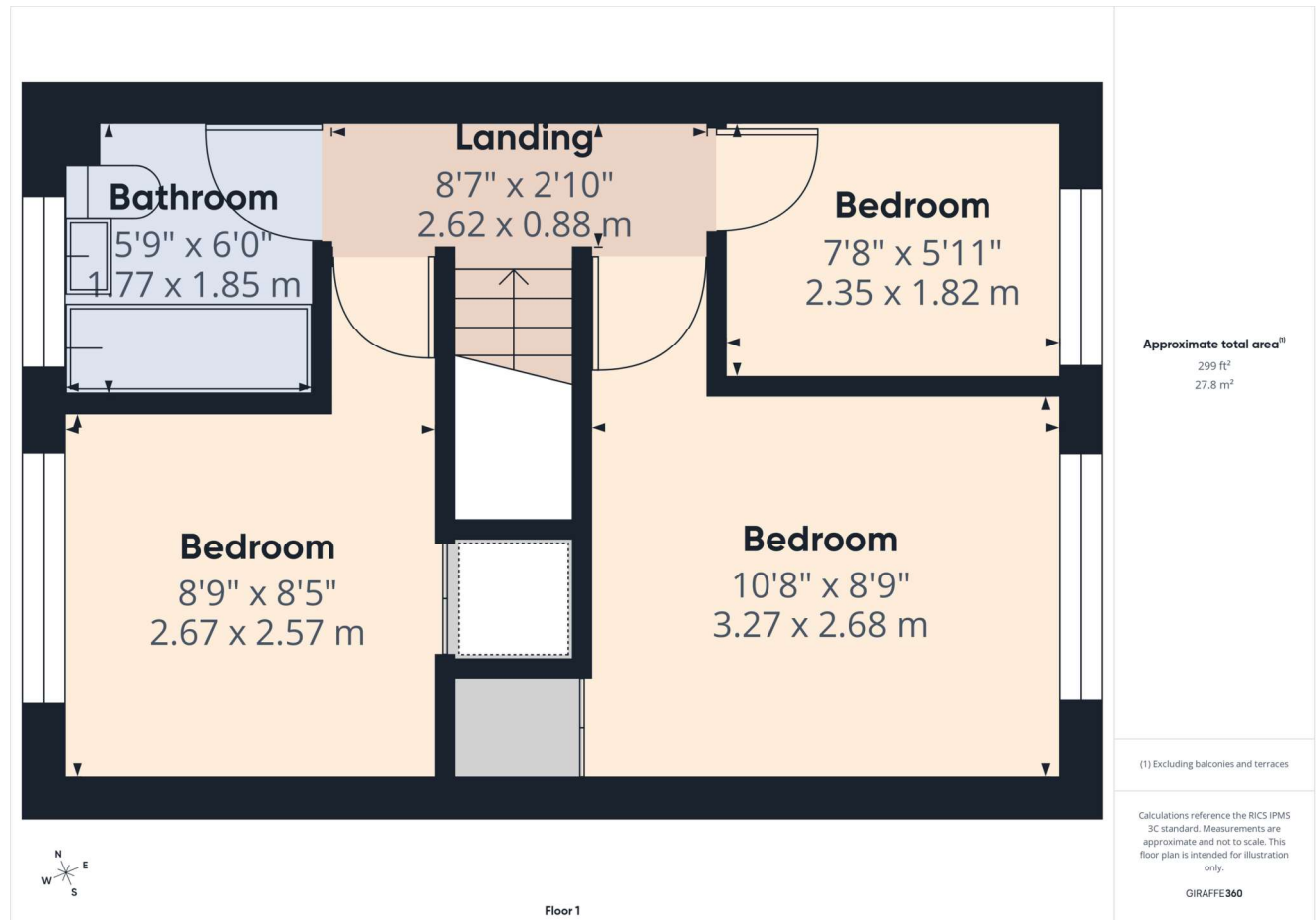
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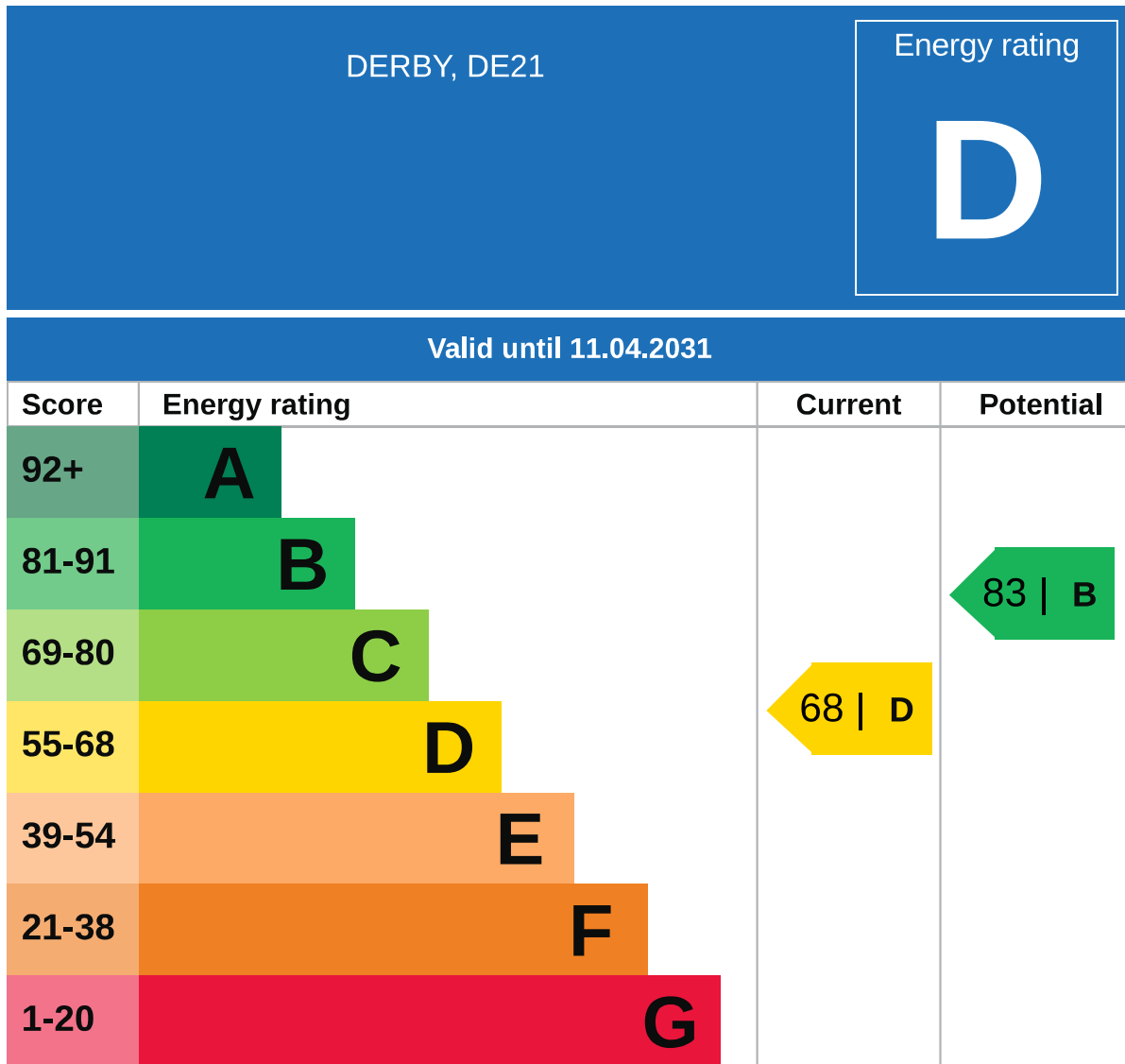
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MINSTER ROAD, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	63 m ²



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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

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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