

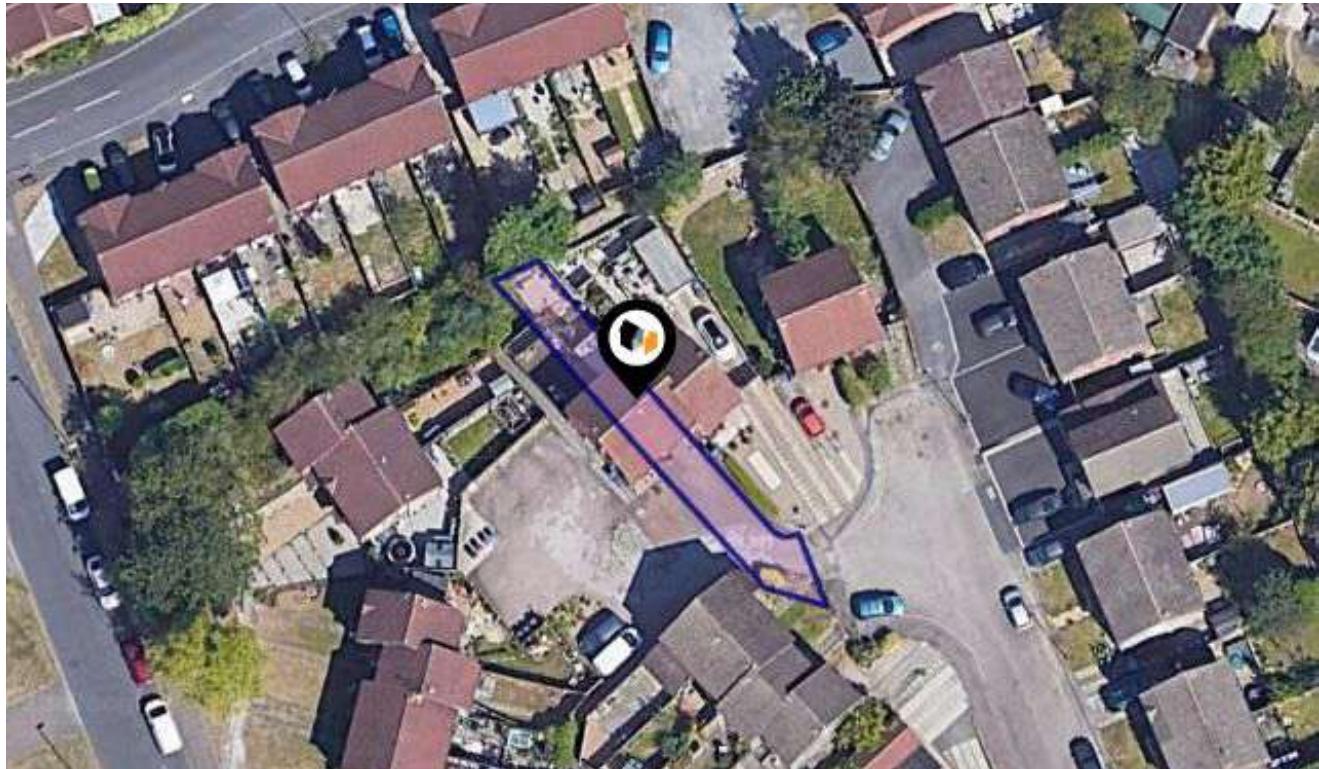


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th January 2026



GRASSTHORPE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Deceptive Two Bedroomed Mid-Town House
- > No Upward Chain, Ideal First Time Buy
- > Living/Dining Area Opening To A Conservatory
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A two bedroomed mid-town house, ideal for the first time buyer and available for sale with no upward chain. The property offers deceptively spacious accommodation and benefits from a conservatory to the rear, driveway and enclosed rear garden. The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance lobby, reception hallway, kitchen, living room/diner and conservatory. To the first floor there are two bedrooms and modern bathroom with a three piece suite. Outside, there is a block paved driveway providing off-road parking and an enclosed garden to the rear. Grassthorpe 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: (3'9" x 3'5") 1.14 x 1.04

Kitchen: (5'9" x 11'6") 1.75 x 3.51

Living Room: (11'7" x 13'0") 3.53 x 3.96

Conservatory: (9'10" x 12'4") 3.00 x 3.76

First Floor Landing: (5'10" x 6'4") 1.78 x 1.93

Bedroom One: (11'9" x 9'1") 3.58 x 2.77

Bedroom Two: (11'8" x 8'11") 3.56 x 2.72

Bathroom: (5'6" x 6'2") 1.68 x 1.88

Outside:

There is a block paved driveway providing off road parking to the front elevation. The rear garden is enclosed having a paved patio area, lawned area and fenced boundaries.

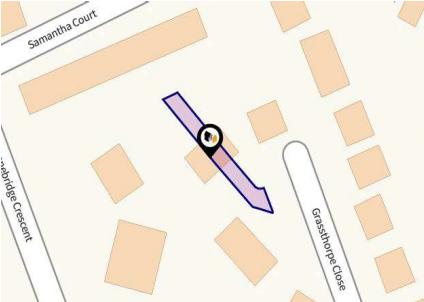
Buyer Information:

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:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.04 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY127717		

Local Area

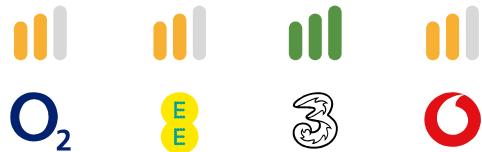
Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2
mb/s **76**
mb/s **1800**
mb/s



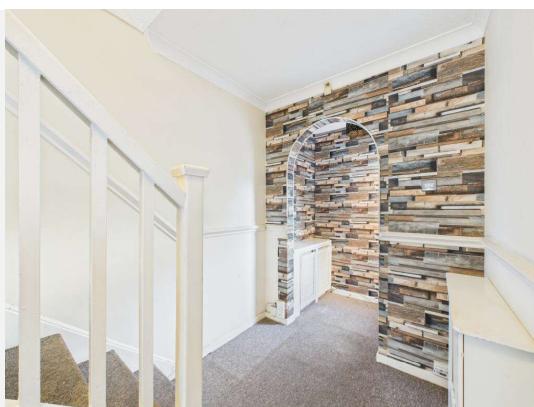
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



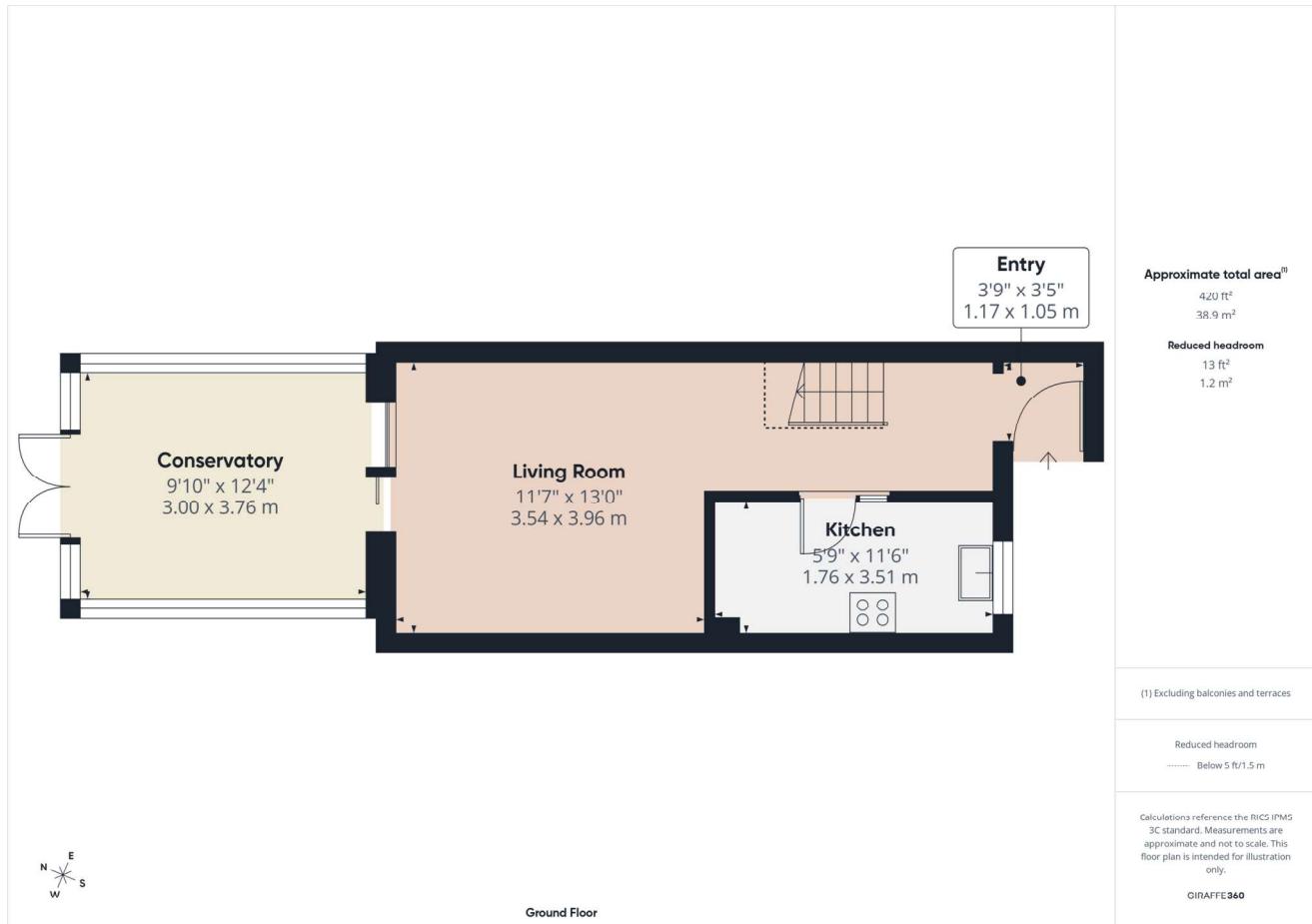
Gallery Photos



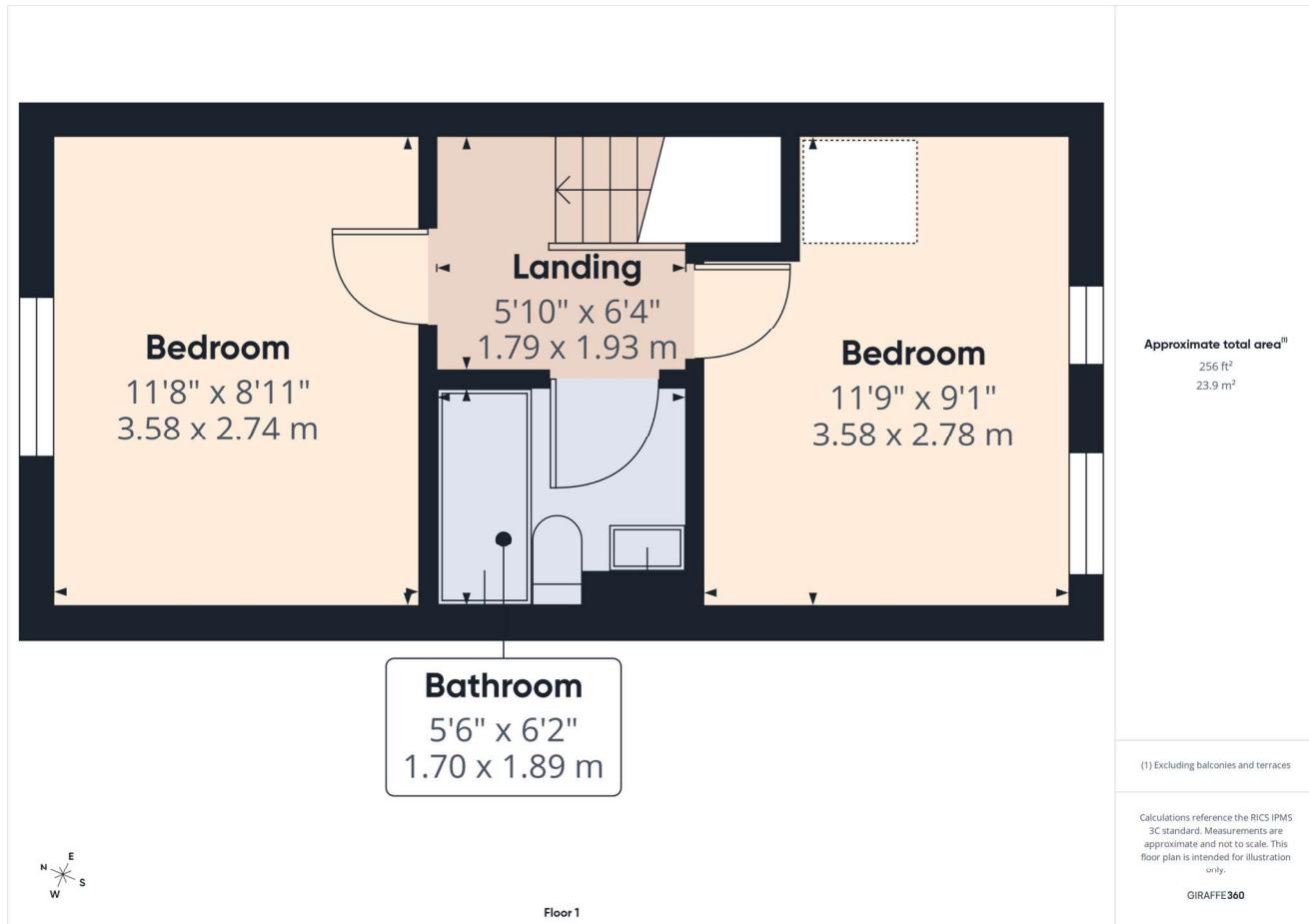
Gallery Photos



GRASSTHORPE CLOSE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Grassthorpe Close, Oakwood, DERBY, DE21

Energy rating

C

Valid until 29.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	58 m ²

Hannells

About Us



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 proper

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.

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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