



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd January 2026



HEDGEROW GARDENS, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Presented End Town House
- > No Upward Chain
- > Enclosed Rear Garden With Hot Tub
- > EPC Rating C, Freehold
- > Council Tax Band C, Standard Construction

Property Description

A modern presented three bedroom end town house occupying a sought after cul-de-sac location in the popular area of Oakwood available with no upward chain and suited to the first time buyer or small growing family. The UPVC double glazed and gas central heated accommodation in brief comprises:- entrance hall, lounge through to dining room with French doors providing access to the rear garden and modern fitted kitchen. To the first are three bedrooms and fitted bathroom with white three piece suite. Outside, to the front of the property is a small lawned garden and driveway with carport to the side and gated access leading to the enclosed garden being mainly laid to lawn and offering a hot tub as part of the sale. Hedgerow Gardens is well situated for Oakwood and its amenities with good access to the public transport links to the city centre. Early viewing is highly recommended.

Room Measurement & Details

Entrance Hall:

Lounge: (14'5" x 11'4") 4.39 x 3.45

11'4 min - 14'9 max to under stairs

Dining Room: (10'2" x 7'8") 3.10 x 2.34

Kitchen: (9'0" x 6'11") 2.74 x 2.11

First Floor Landing:

Bedroom One: (8'8" x 12'9") 2.64 x 3.89

12'9 to front wardrobes 8'08 (11'05 into door way)

Bedroom Two: (7'7" x 7'0") 2.31 x 2.13

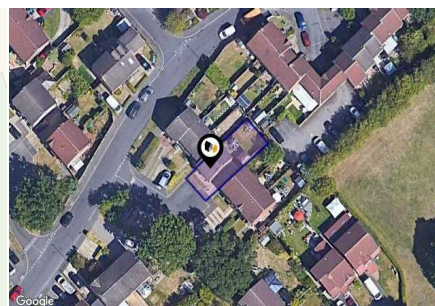
Bedroom Three: (9'5" x 5'11") 2.87 x 1.80

Bathroom: (6'4" x 6'1") 1.93 x 1.85

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:	3		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£1,952		
Title Number:	DY243226		

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)

2	79	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



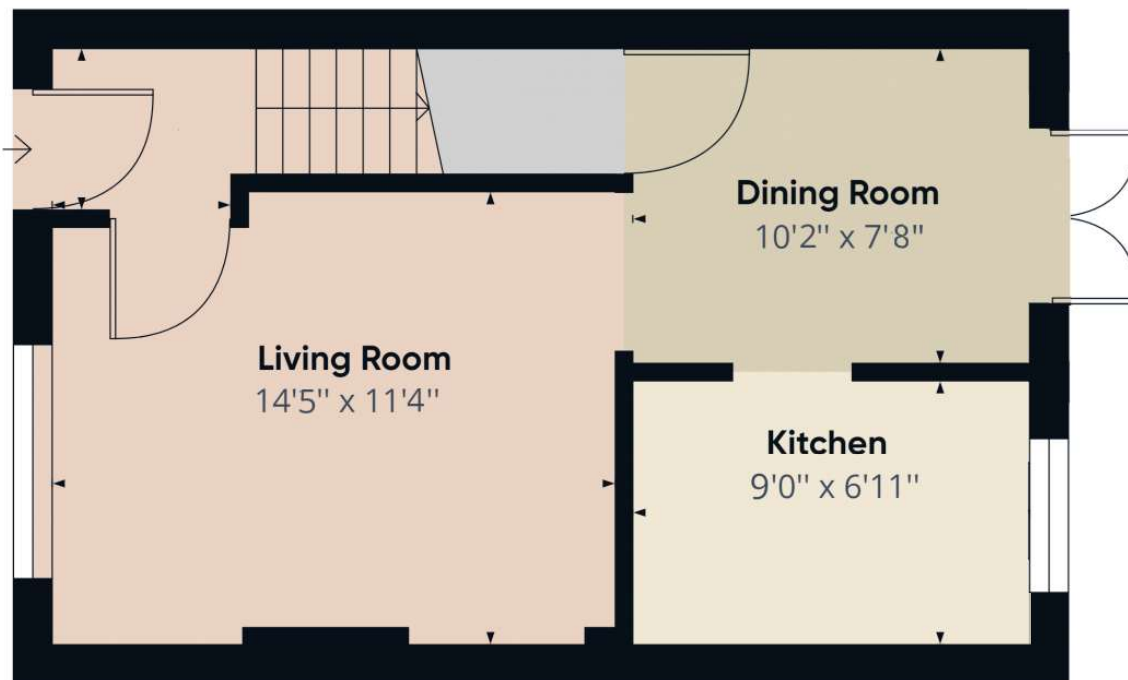
Gallery Photos



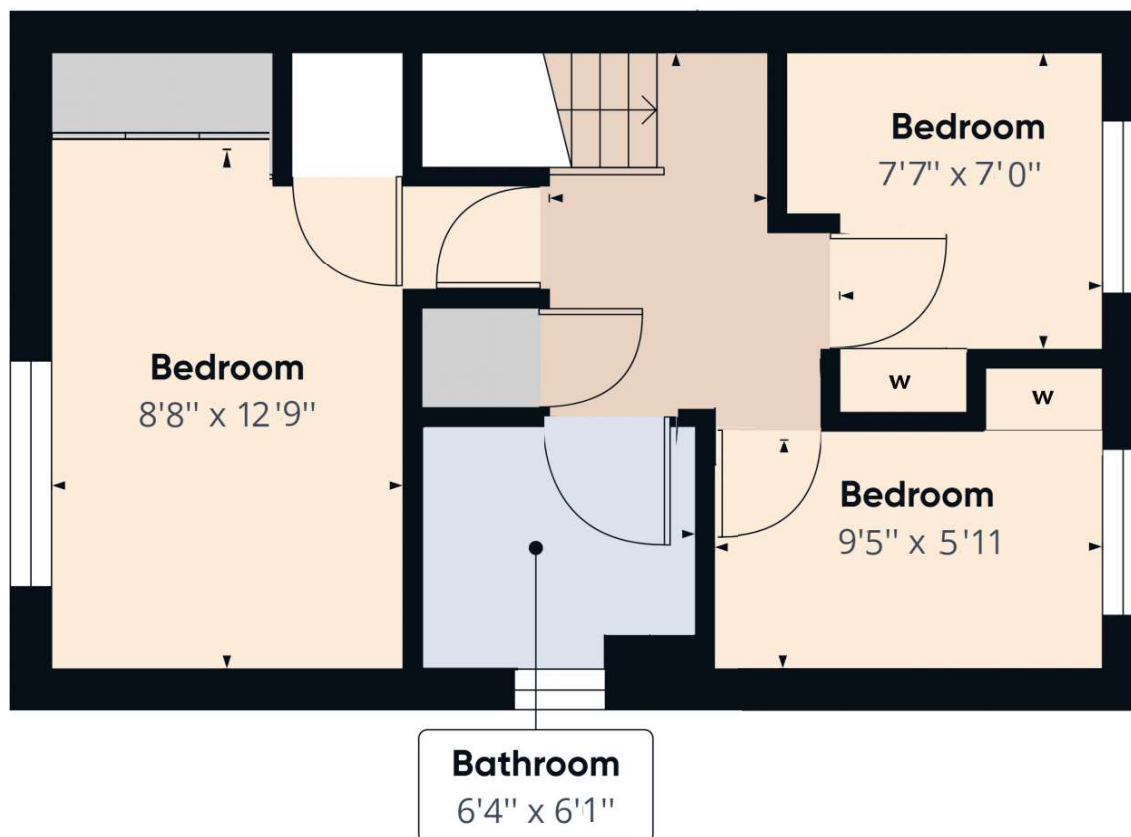
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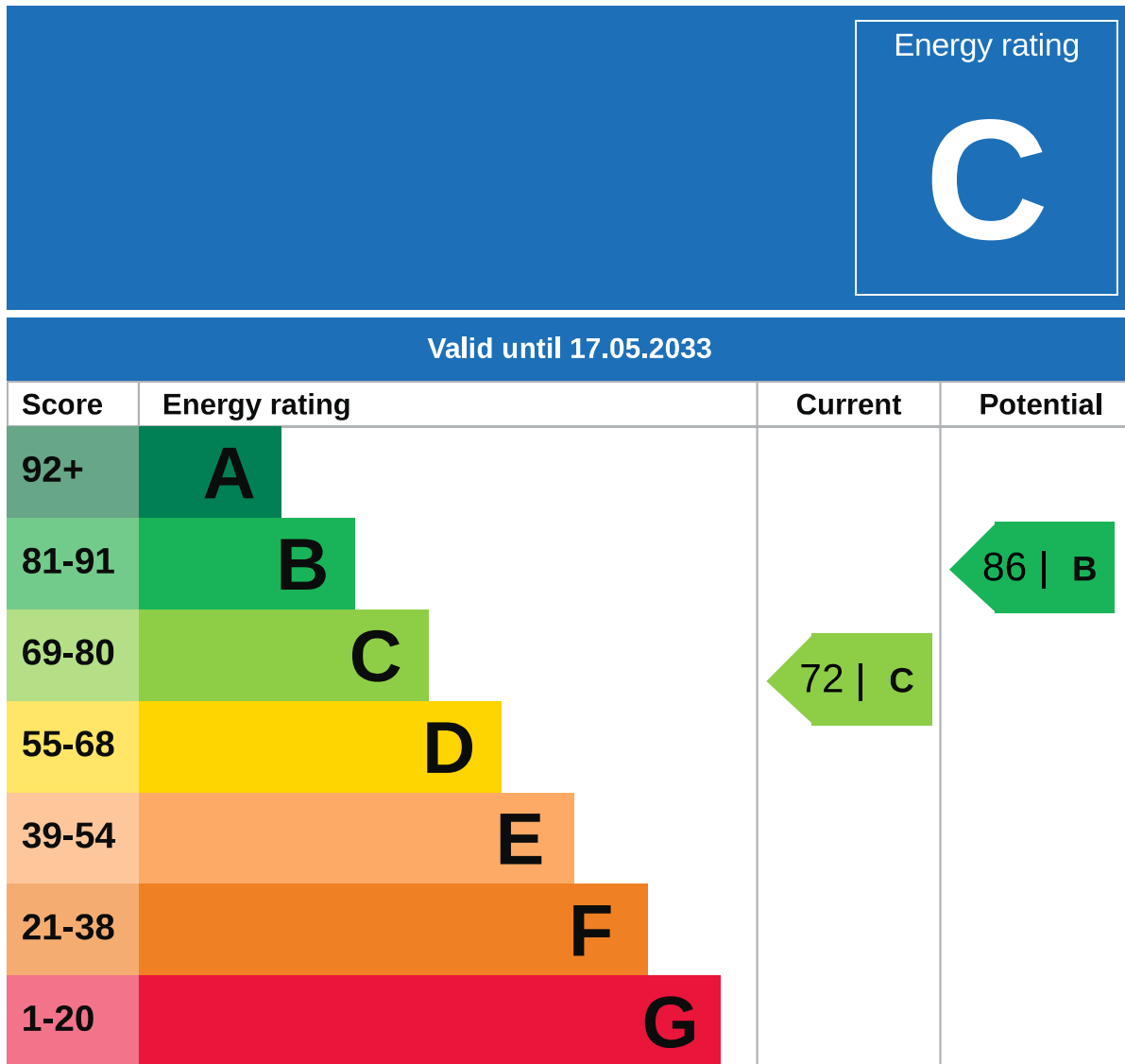
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Property EPC - Certificate



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:	Good
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
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:	71 m ²



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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

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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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