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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15<sup>th</sup> January 2026



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

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Mid-Town House Available With No Upward Chain
- > Ideal First Time Buy/Investment
- > Enclosed Rear Garden And Garage To Rear Elevation
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

This three-bedroom mid-town house is offered for sale with no upward chain. Boasting a garage to the rear, the property also benefits from electric panel heating, double-glazed windows, and solar panels, making it a practical and energy-efficient home. In brief the accommodation comprises:- reception hallway, living room and dining kitchen. To the first floor there are three bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations and the property has the benefit of a garage to the rear of the property. Vestry Road is well situated for local amenities together with road links including the A38, A52, M1 motorway and access for the A50 and Nottingham East Midlands Airport.

### Room Measurement & Details

Entrance Hall: (4'6" x 6'0") 1.37 x 1.83

Living Room: (10'9" x 14'1") 3.28 x 4.29

Dining Kitchen: (13'11" x 10'7") 4.24 x 3.23

First Floor Landing: (3'0" x 9'1") 0.91 x 2.77

Bedroom One: (11'7" x 8'0") 3.53 x 2.44

Bedroom Two: (7'11" x 11'6") 2.41 x 3.51

Bedroom Three: (5'10" x 7'3") 1.78 x 2.21

Bathroom: (7'2" x 4'10") 2.18 x 1.47

### Outside:

There are gardens to both front and rear elevations. There is also the benefit of a GARAGE to the rear of the property.

### Buyer Information:

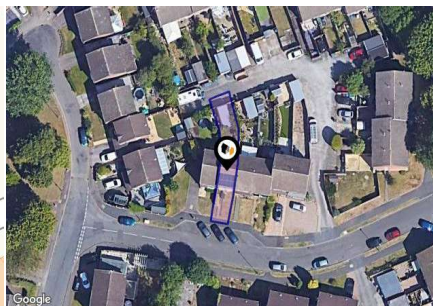
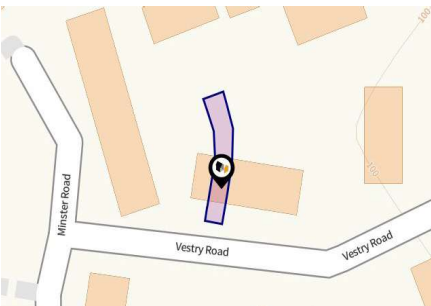
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Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract.

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# Property Overview

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A Moving Experience



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	667 ft <sup>2</sup> / 62 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY68148		

## 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)

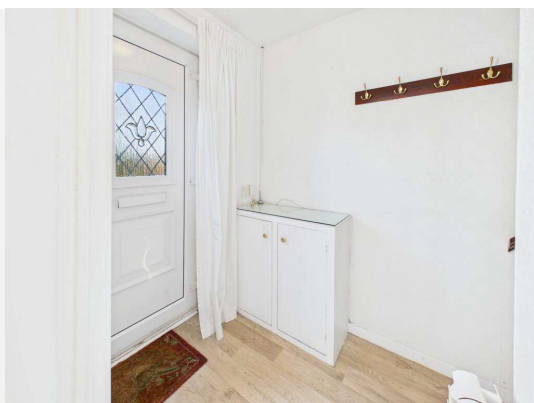


### Satellite/Fibre TV Availability:



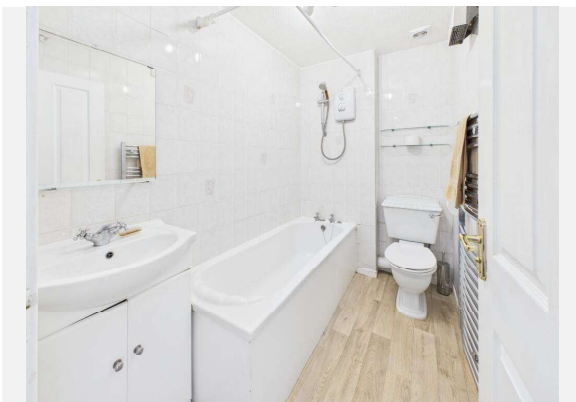
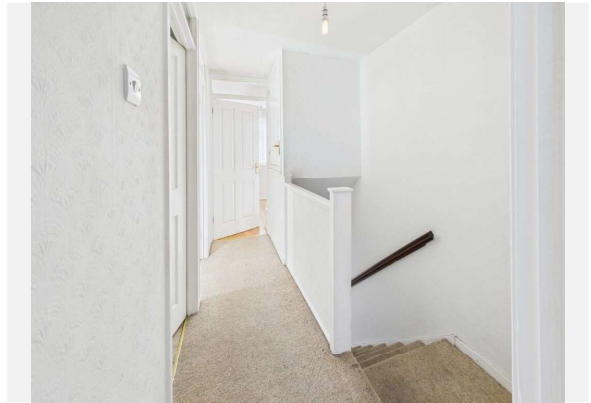


# Gallery Photos

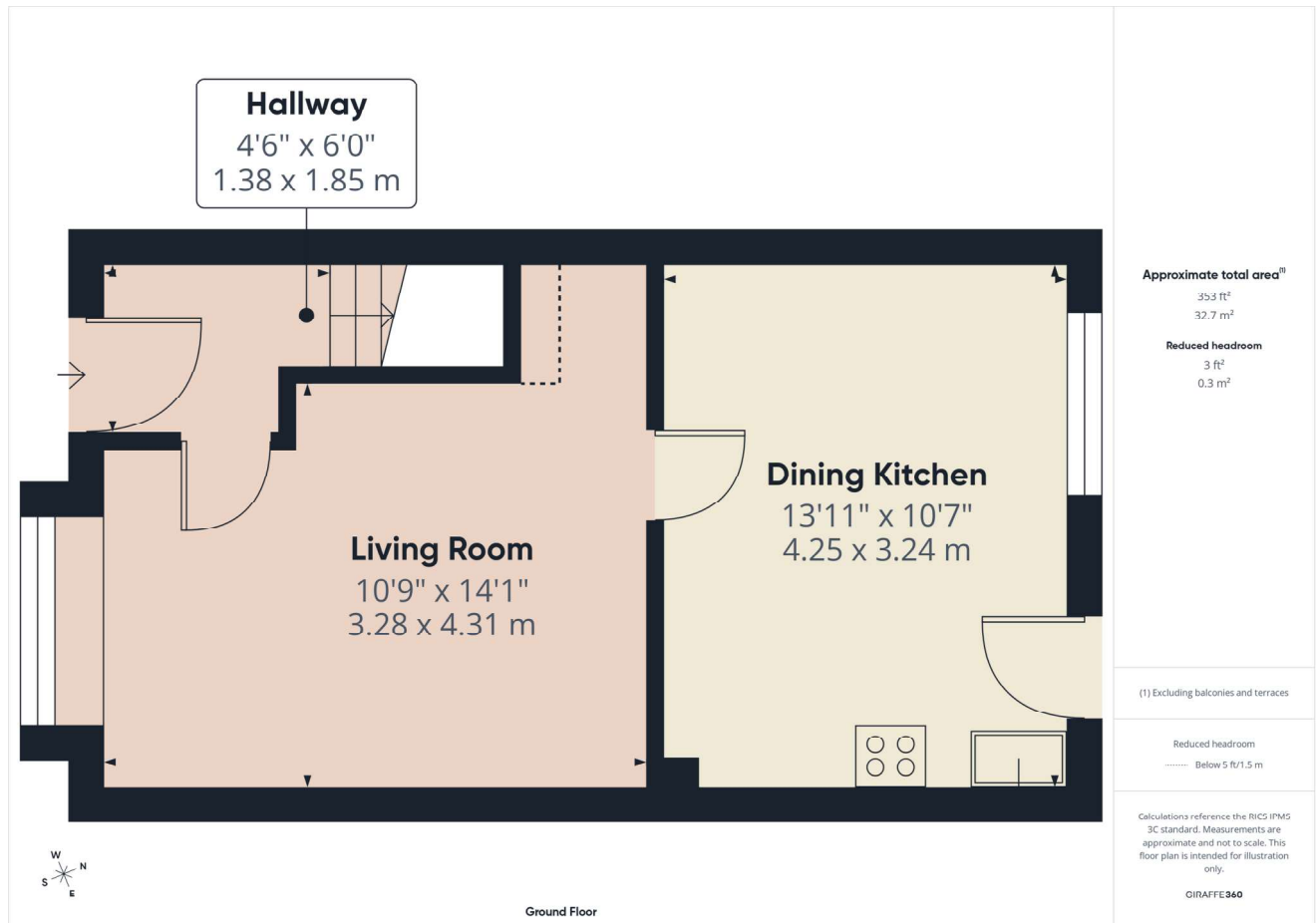




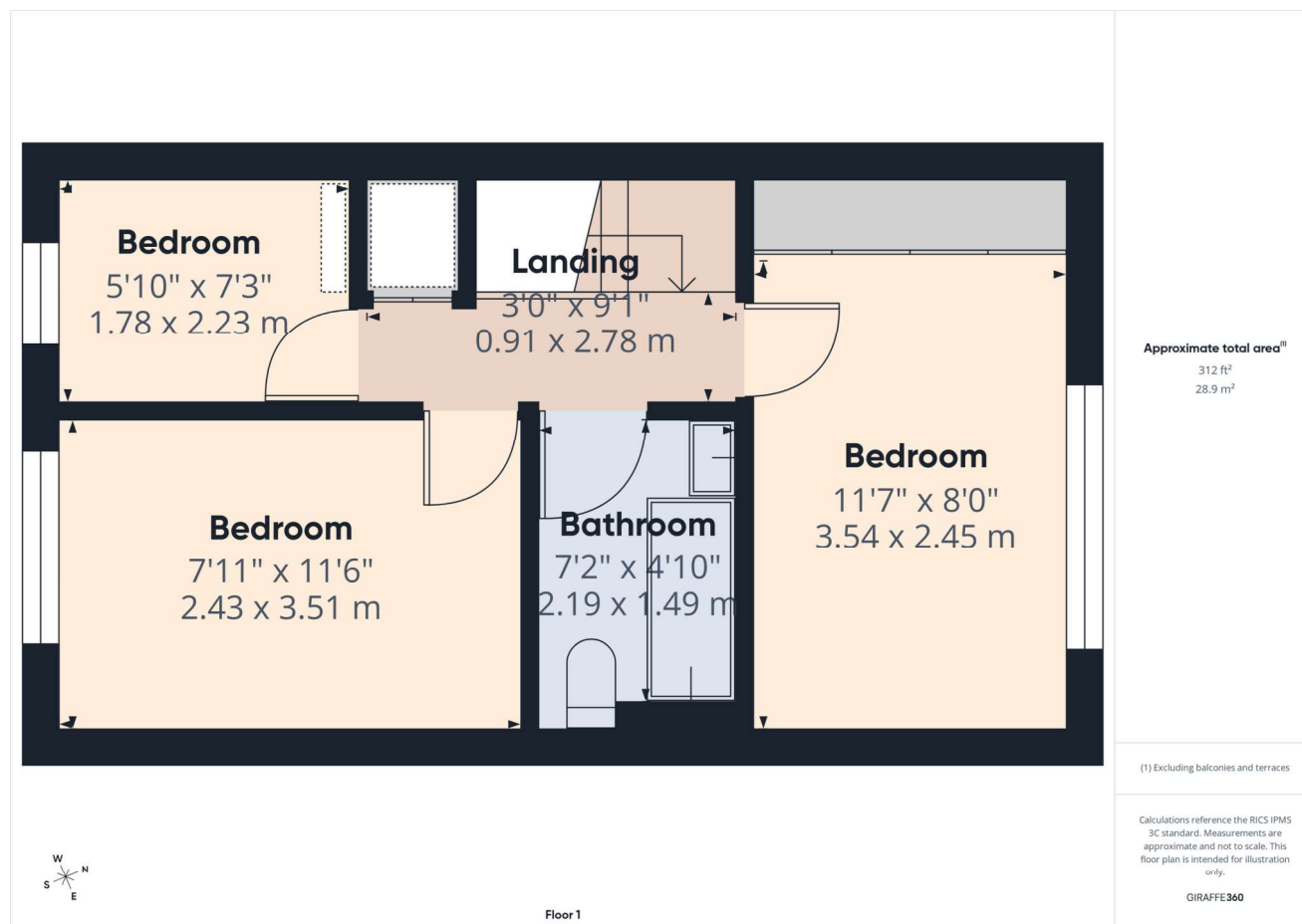
# Gallery Photos



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## 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.





## 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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