



# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 16th April 2026**



**GOODRINGTON ROAD, OAKWOOD, DERBY, DE21**

## **Hannells**

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented And Maintained End-Townhouse
- > Excellent First Time Buy, Early Viewing Recommended
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold
- > Two Bedrooms, Off-Road Parking, No Upward Chain

### Property Description

A well-presented and maintained two-bedroom end townhouse, situated within a sought-after cul-de-sac setting. The property offers off-road parking, an enclosed, south-facing rear garden, and is available with no onward chain, making it an excellent choice for first-time buyers. Early viewing is strongly advised. The home benefits from gas central heating and UPVC double glazing throughout. The accommodation briefly comprises an entrance lobby, a spacious lounge/dining area, and a fitted kitchen. Upstairs, there are two bedrooms along with a contemporary bathroom featuring a modern white three-piece suite. Externally, the property enjoys gardens to both the front and rear, in addition to a driveway providing convenient off-road parking. Ideally located, the property is within easy reach of Oakwood shopping centre, local schools, and transport links, as well as offering access to Derby City Centre and major road networks including the A52, M1, A50, and East Midlands Airport.

### Room Measurement & Details

- Entrance Porch: (2'8" x 3'6") 0.81 x 1.07
- Living Room: (17'5" x 11'11") 5.31 x 3.63
- Kitchen: (6'10" x 11'10") 2.08 x 3.61
- First Floor Landing: (5'4" x 2'9") 1.63 x 0.84
- Bedroom One: (8'10" x 11'10") 2.69 x 3.61
- Bedroom Two: (9'7" x 11'11") 2.92 x 3.63
- Bathroom: (6'8" x 5'6") 2.03 x 1.68

### 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

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,794		
<b>Title Number:</b>	DY221491		

## Local Area

<b>Local Authority:</b>	Derby
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

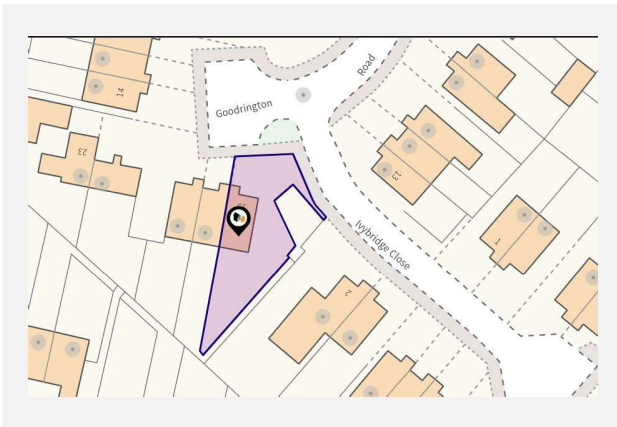
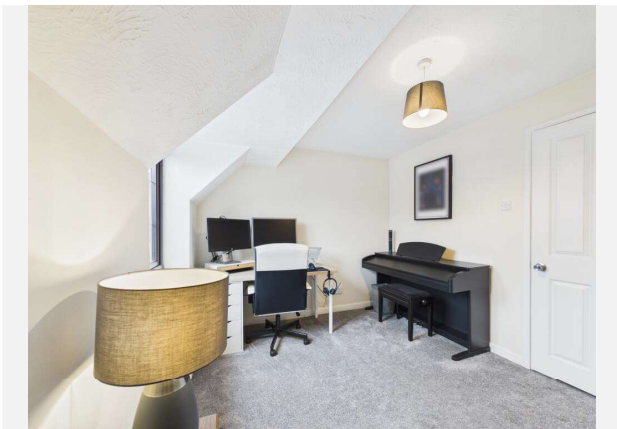
### Mobile Coverage: (based on calls indoors)



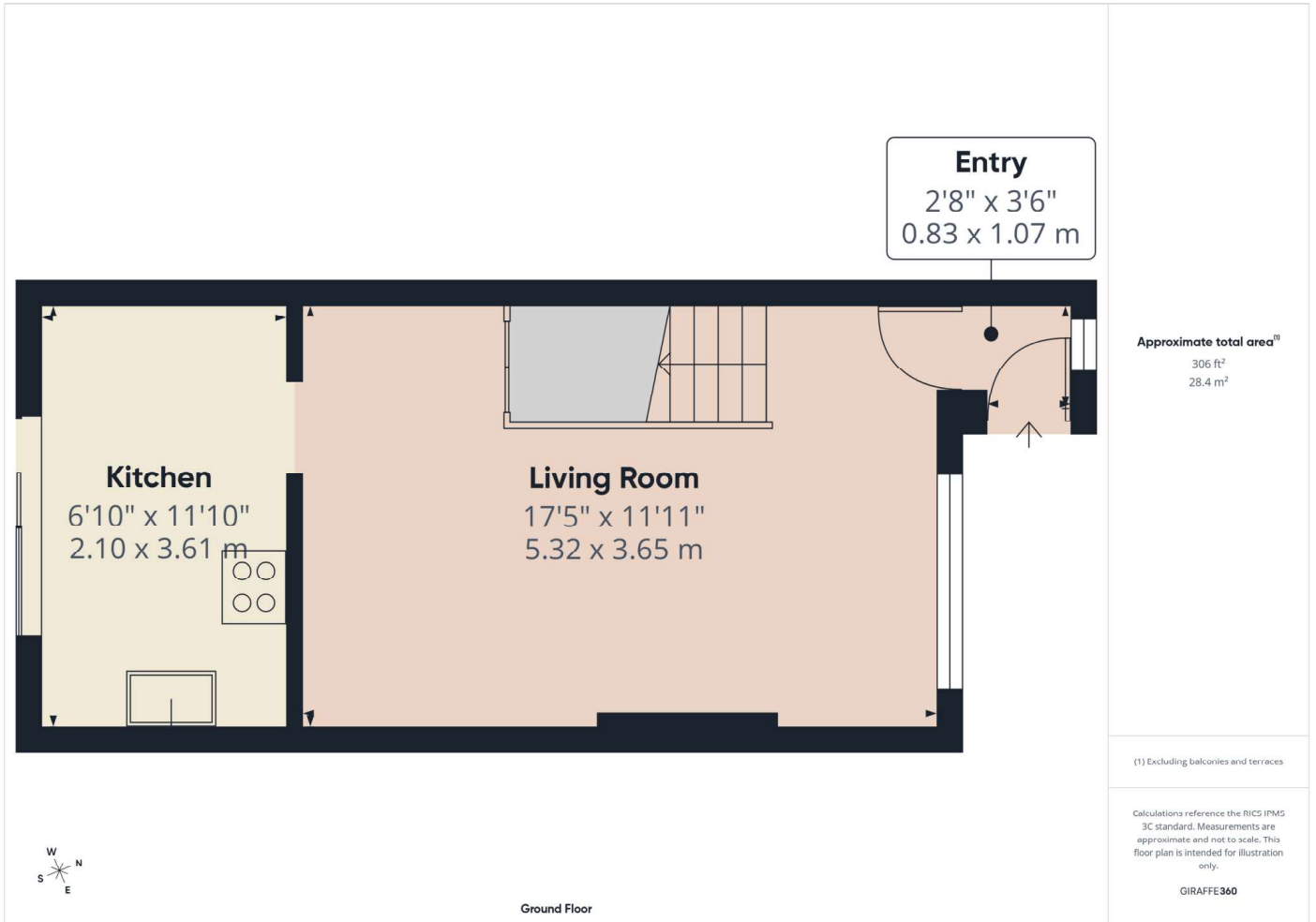
### Satellite/Fibre TV Availability:



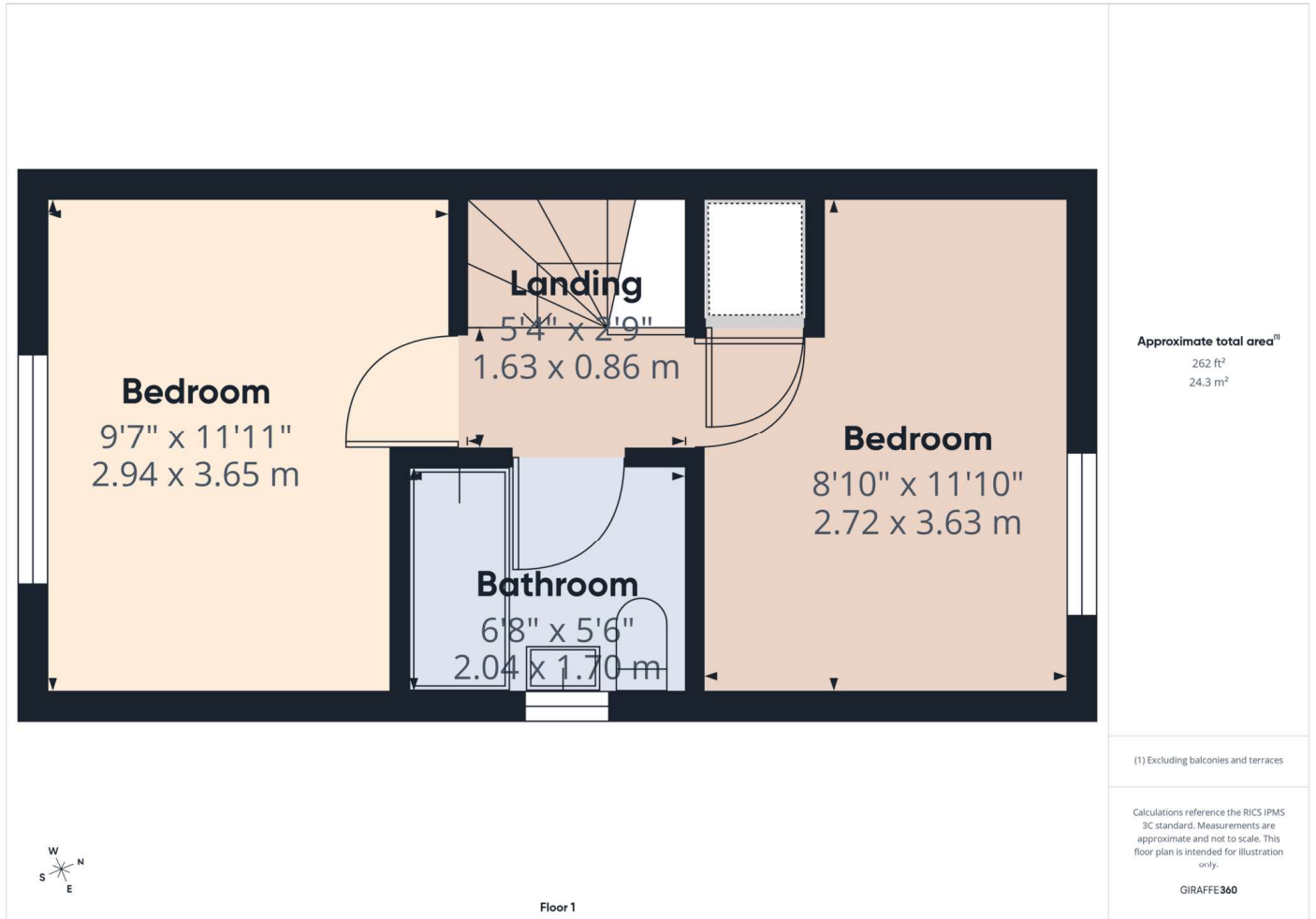




**GOODRINGTON ROAD, OAKWOOD, DERBY, DE21**



## GOODRINGTON ROAD, OAKWOOD, DERBY, DE21



# Property EPC - Certificate



Oakwood, DE21

Energy rating

**D**

Valid until 10.01.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<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, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 63% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	55 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.



## 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

## Data Quality

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