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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th August 2026



DANEBRIDGE CRESCENT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Bedroomed Semi-Detached Bungalow
- > No Upward Chain
- > Council Tax Band B, Freehold
- > EPC Rating D, Standard Construction
- > Off-Road Parking

Property Description

Situated in the sought-after area of Oakwood, this two-bedroom semi-detached bungalow offers a fantastic opportunity for first time buyers or those looking to downsize. The property is offered to the market with no upward chain, and has the benefit from being close to local amenities, off-road parking and an enclosed rear garden. Internally, the accommodation comprises: entrance hall, living room, kitchen, two bedrooms (bedroom one with fitted mirrored wardrobe) and a bathroom. Outside is a lawn garden to the front elevation alongside a block-paved driveway providing off-road parking, and to the rear is an enclosed garden including shed with electric power, and greenhouse. Danebridge Crescent is well situated for Oakwood district shopping centre with its range of shops, doctors, dentist and opticians. Regular bus routes to and from the City Centre together with excellent road links including the A52, M1 motorway and access for Nottingham East Midlands Airport.

Room Measurement & Details

Entrance:

Hallway: (3'0" x 10'4") 0.91 x 3.14

Kitchen: (6'1" x 11'2") 1.85 x 3.41

Living/Dining Room: (11'3" x 15'4") 3.43 x 4.67

Bedroom: (8'1" x 11'7") 2.47 x 3.53

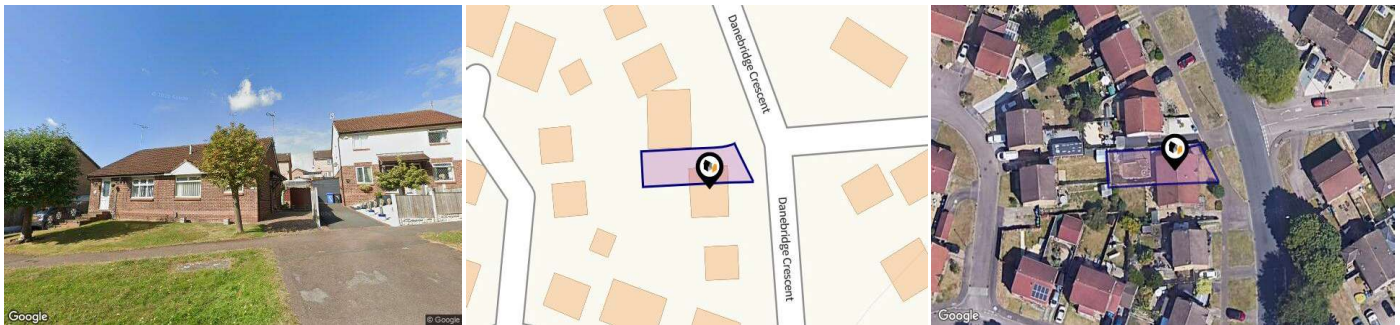
Bedroom: (9'3" x 7'3") 2.81 x 2.21

Bathroom: (6'0" x 6'3") 1.84 x 1.91

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	527 ft ² / 49 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY140135

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	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



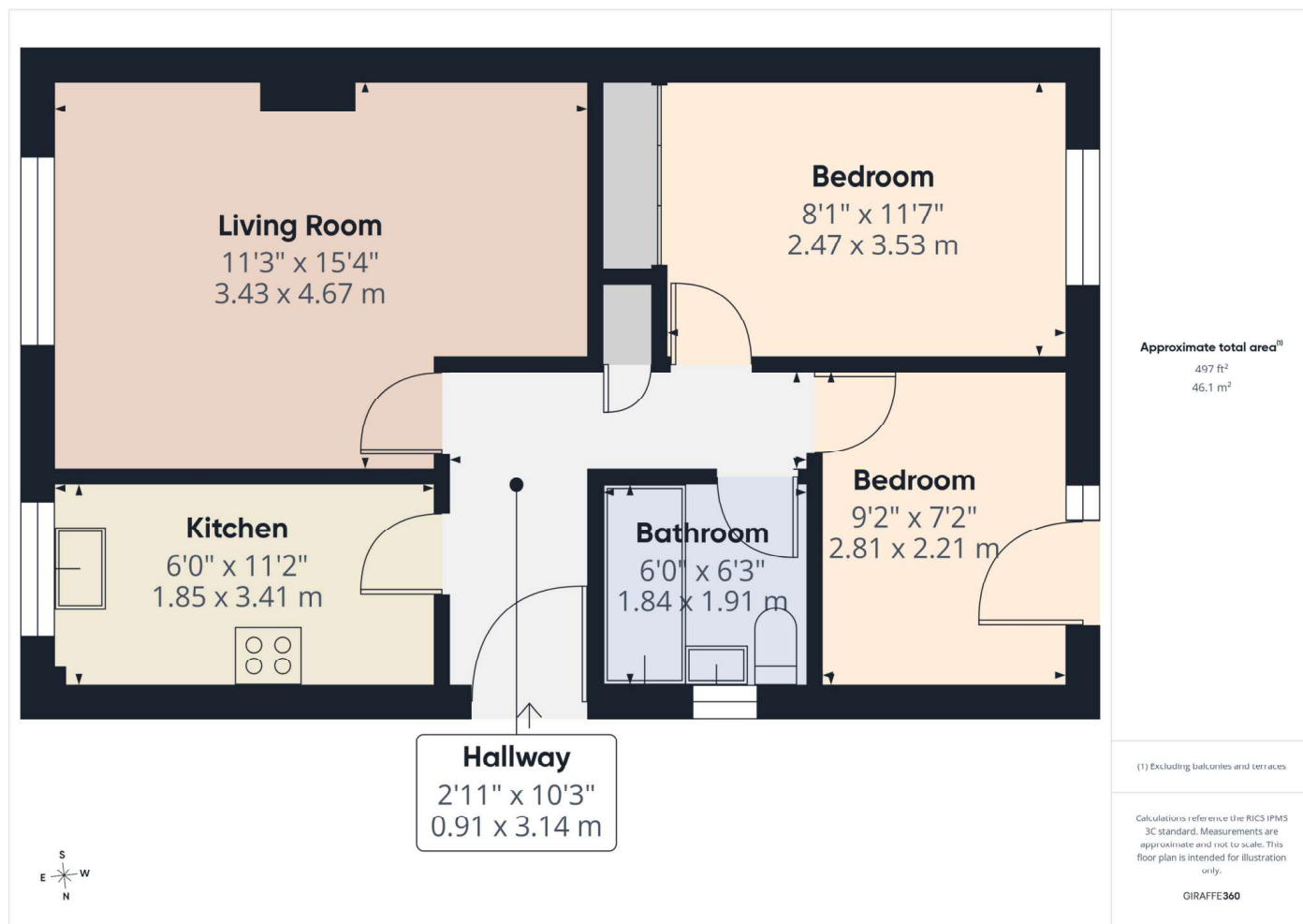
Satellite/Fibre TV Availability:



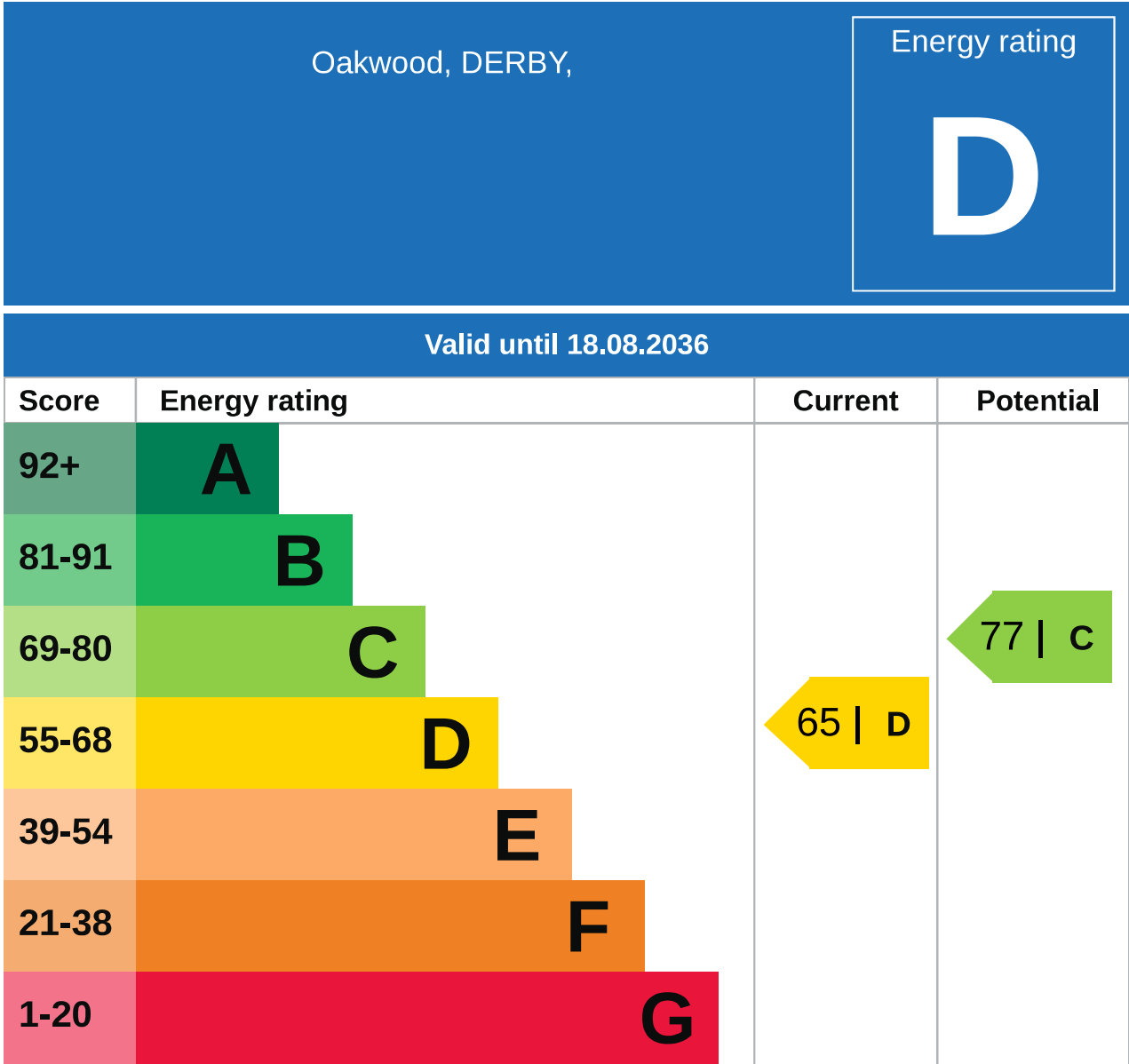




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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 225 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	49 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

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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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Data Quality

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