

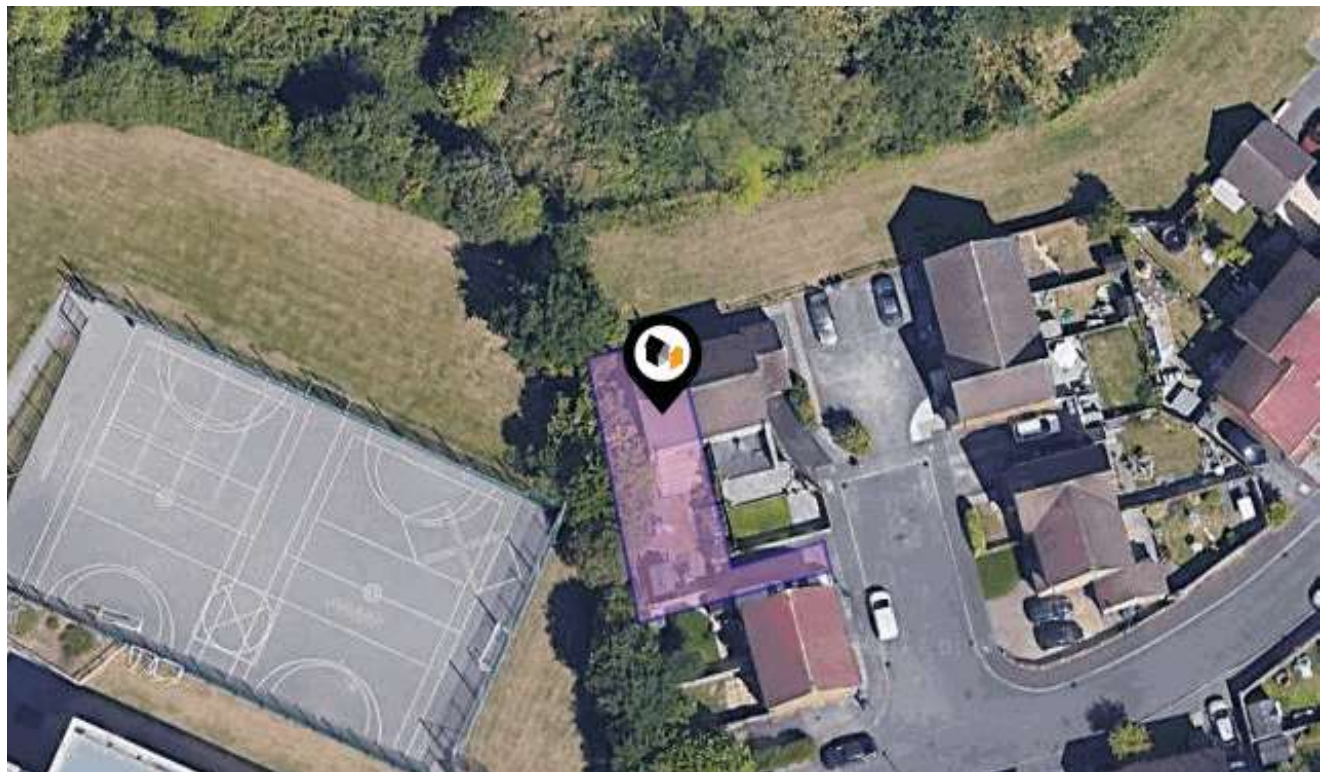


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th March 2026



**RYMILL DRIVE, OAKWOOD, DERBY, DE21**

## Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

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# Introduction

## Our Comments



### Useful Information:

- > Well-Presented Semi-Detached Home
- > Three Bedrooms
- > EPC Rating D, Brick Construction
- > Council Tax Band C, Freehold
- > Driveway Providing Off-Road Parking

### Property Description

An opportunity for the first time buyer or investment purchaser to acquire a well-presented semi-detached home. The property has the benefit of gas fired central heating, UPVC double glazing, an enclosed, south-facing rear garden, off-road parking and viewing is highly recommended. In brief the accommodation comprises:- entrance hallway, cloaks/WC, living room and dining kitchen. To the first floor are three bedrooms and bathroom with white three piece suite. Outside, there is an enclosed, south-facing rear garden with gated access to the driveway which provides off-road parking. Rymill Drive is well located for local amenities including shops, schools and transport links, with easy access to The Meteor Shopping Centre and Derby city centre via regular bus routes. Nearby Chaddesden Wood and Oakwood Park offer green spaces for walking and recreation, while the A52 and A38 provide convenient commuter links.

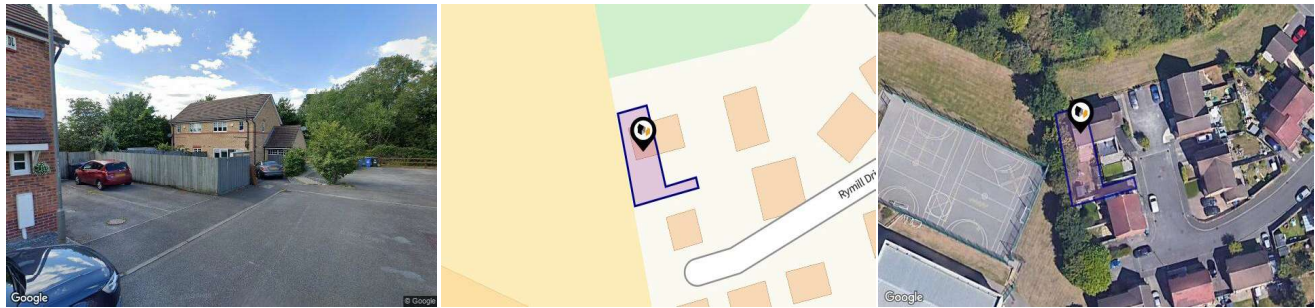
### Room Measurement & Details

Entrance Hall: (3'4" x 6'1") 1.02 x 1.85  
Cloaks/WC: (2'9" x 5'5") 0.84 x 1.65  
Living Room: (12'5" x 13'2") 3.78 x 4.01  
Dining Kitchen: (15'7" x 8'11") 4.75 x 2.72  
First Floor Landing: (5'9" x 9'5") 1.75 x 2.87  
Bedroom One: (8'9" x 10'3") 2.67 x 3.12  
Bedroom Two: (6'8" x 9'9") 2.03 x 2.97  
Bedroom Three: (8'7" x 6'9") 2.62 x 2.06  
Bathroom: (6'7" x 5'6") 2.01 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>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2001		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,952		
<b>Title Number:</b>	DY343430		

## Local Area

<b>Local Authority:</b>	Derby	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>3</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
<b>Flood Risk:</b>				
• Rivers & Seas	Very low			
• Surface Water	Very low			

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



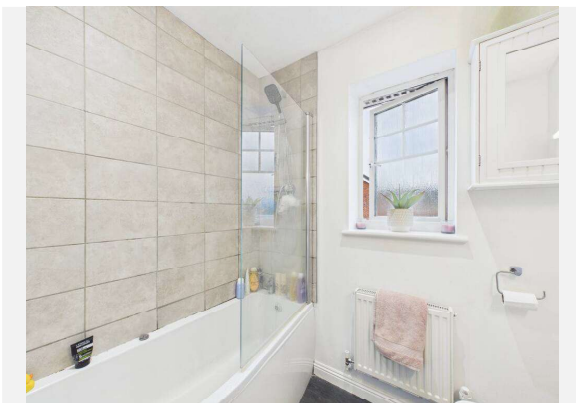
**Satellite/Fibre TV Availability:**



# Gallery Photos



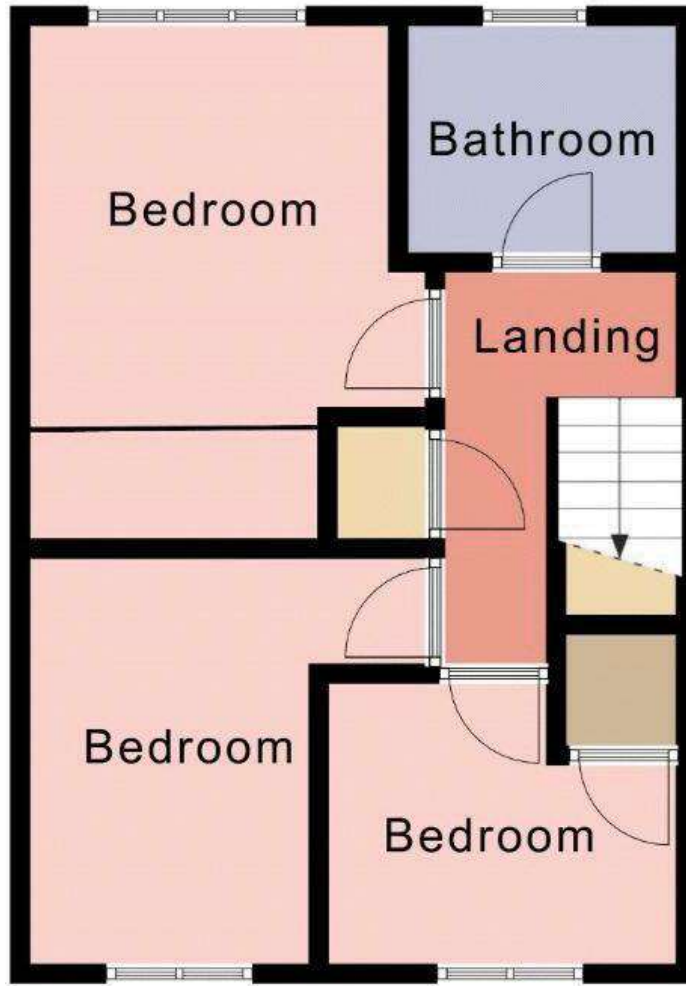
# Gallery Photos



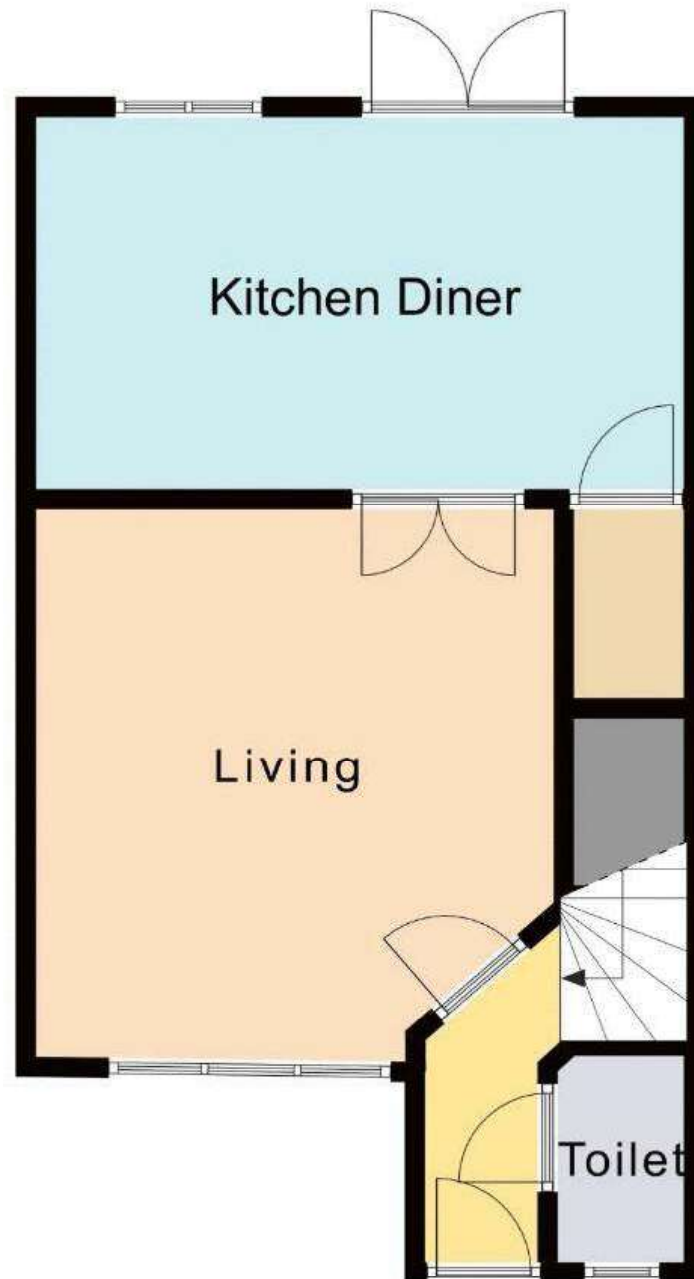
# Gallery Photos



**RYMILL DRIVE, OAKWOOD, DERBY, DE21**



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# Property EPC - Certificate



Oakwood, DE21

Energy rating

**D**

Valid until 02.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<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, unknown install date
<b>Previous Extension:</b>	0
<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, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	75 m <sup>2</sup>

# Hannells About Us



## 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.

# 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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# Hannells

## 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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