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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 21st April 2026



IVYBRIDGE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Two-Bedroomed Town House
- > No Upward Chain, Ideal First Time Buy
- > Allocated Parking Space, Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

Property Description

Brought to the market with no upward chain is the two bedroomed property is situated on a pleasant cul-de-sac in the sought after Derby suburb of Oakwood. Located close to local shops and amenities, together with woodland walks, the property has the benefit from uPVC double glazing, gas central heating, allocated parking space and an enclosed rear garden. In brief, the accommodation comprises; Entrance hallway, lounge and fitted kitchen. Found to the first floor are two bedrooms bathroom having a three piece suite. To the front of the property is a slate foregarden and there is an enclosed rear garden with fenced boundaries. There is also the benefit of an allocated parking space. Ivybridge Close is well situated for Oakwood and its range of amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway and A50 respectively.

Room Measurement & Details

- Entrance Porch: (3'4" x 3'0") 1.02 x 0.91
- Lounge: (13'3" x 11'6") 4.04 x 3.51
- Kitchen Diner: (8'10" x 11'6") 2.69 x 3.51
- First Floor Landing: (2'8" x 5'7") 0.81 x 1.70
- Bedroom One: (10'11" x 8'3") 3.33 x 2.51
- Bedroom Two: (8'11" x 6'7") 2.72 x 2.01
- Bathroom: (8'3" x 4'10") 2.51 x 1.47

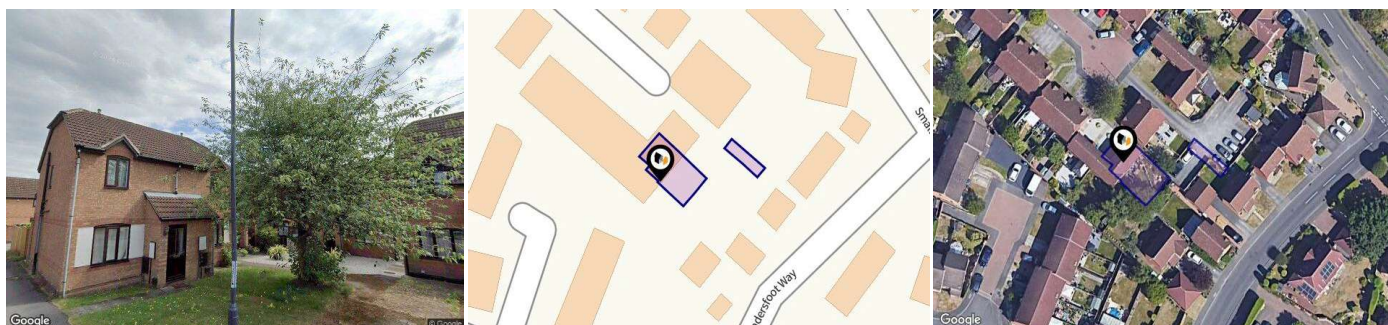
Outside:

There are gardens to both front and rear elevations together with allocated parking space.

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
Bedrooms:	2
Floor Area:	516 ft ² / 48 m ²
Plot Area:	0.04 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,794
Title Number:	DY218509

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)

2 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



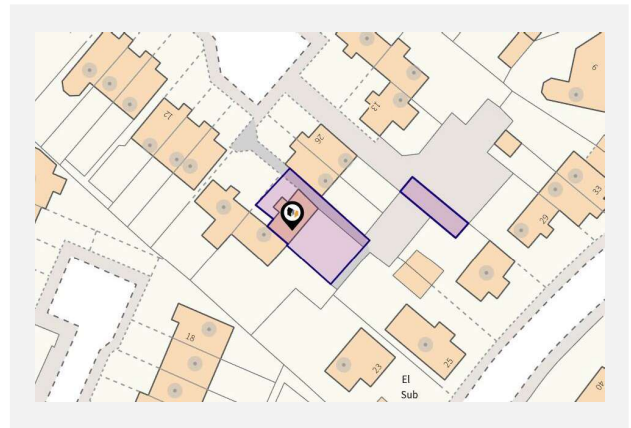
Satellite/Fibre TV Availability:



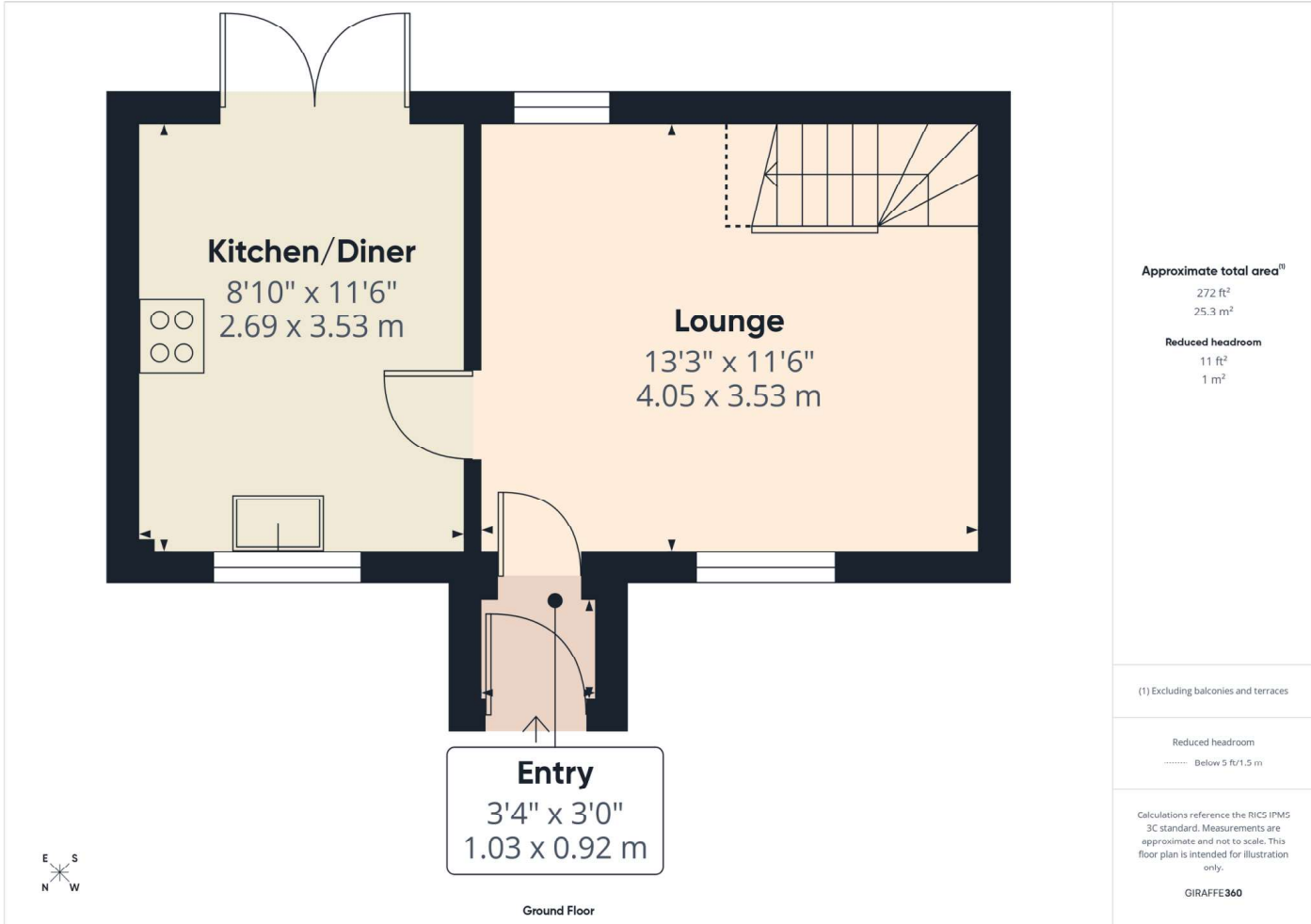
Gallery Photos



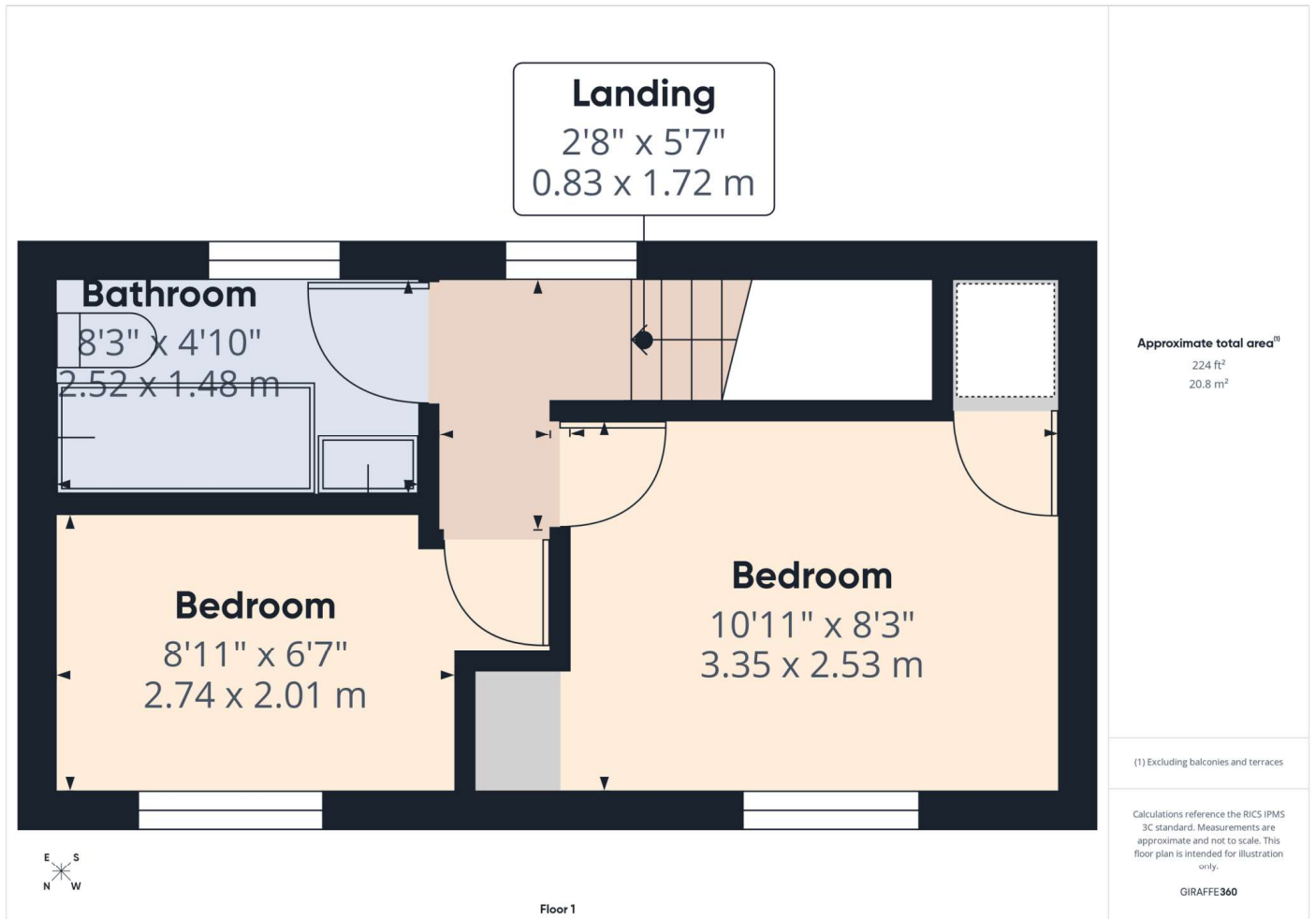
Gallery Photos



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Property EPC - Certificate



Oakwood, DERBY, DE21

Energy rating

D

Valid until 19.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	48 m ²



Hannells

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

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

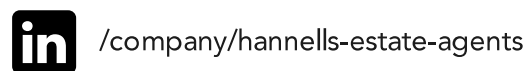
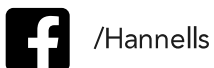


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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.



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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