

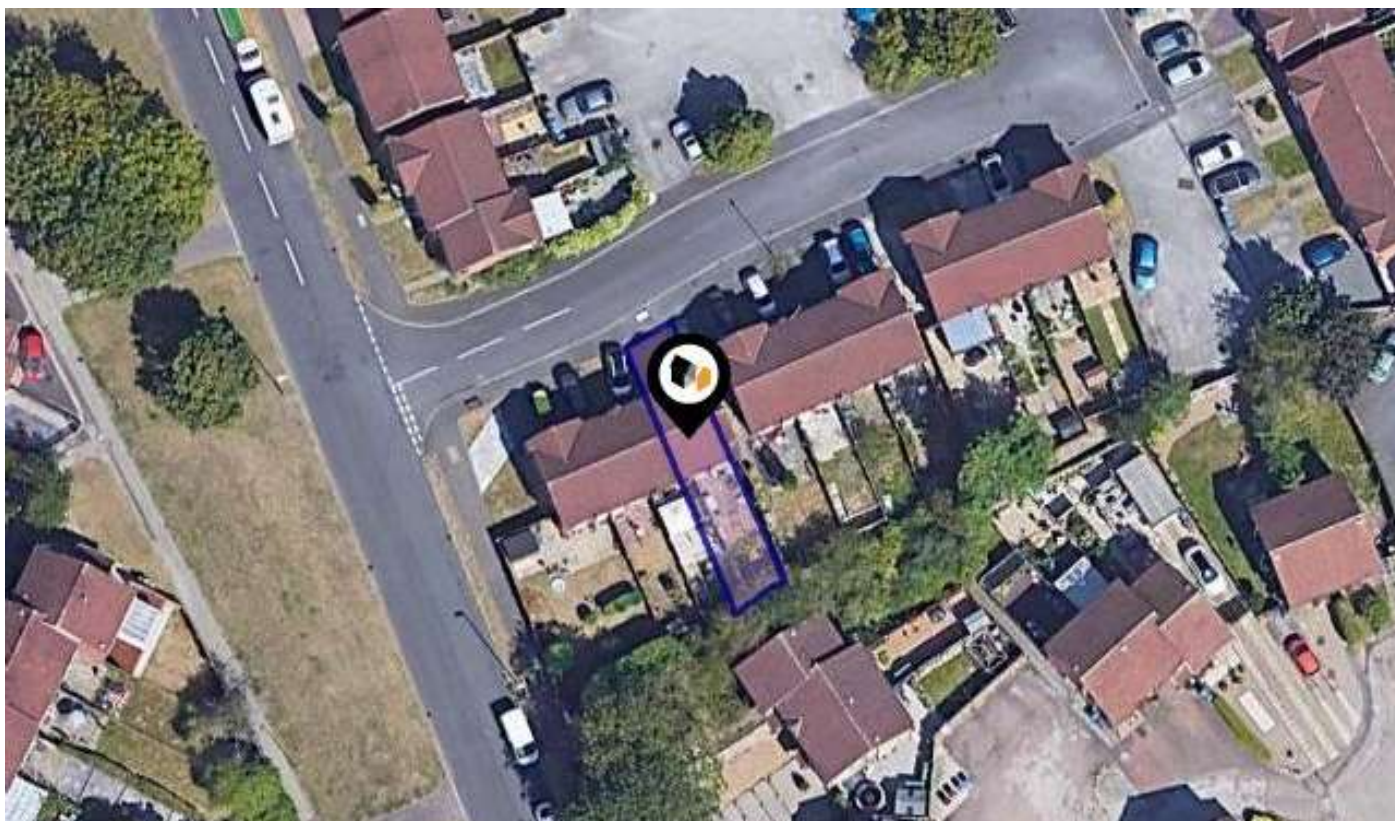


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st April 2026



SAMANTHA COURT, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

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

Property Description

A two-bedroom end town house located in an established cul-de-sac, conveniently close to local amenities. Offered for sale with no upward chain, this property presents an excellent opportunity for first-time buyers. The accommodation benefits from electric storage heating, UPVC double glazing and briefly comprises: entrance lobby, lounge and a dining kitchen. Upstairs, the landing leads to two bedrooms and a bathroom fitted with a three-piece suite. Externally, the property features off-road parking to the front elevation and there is an enclosed rear garden enjoying a degree of privacy. Samantha Court is a cul-de-sac which is well situated for Oakwood and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance: (3'5" x 3'7") 1.04 x 1.09

Lounge: (15'4" x 12'4") 4.67 x 3.76

Dining Kitchen: (7'6" x 12'4") 2.29 x 3.76

First Floor Landing: (2'8" x 7'9") 0.81 x 2.36

Bedroom One: (12'1" x 9'5") 3.68 x 2.87

Bedroom Two: (7'10" x 7'1") 2.39 x 2.16

Bathroom: (7'10" x 4'11") 2.39 x 1.50

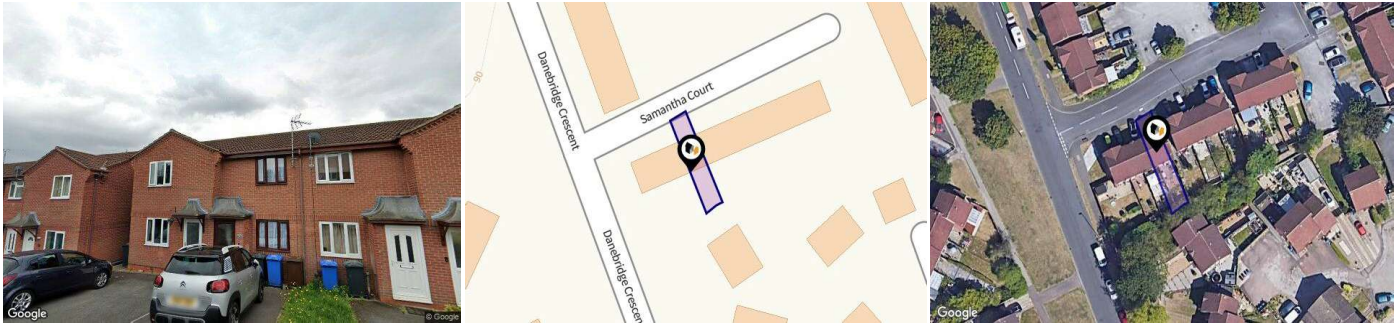
Outside:

There is a driveway to the front elevation providing off-road parking. There is an enclosed garden to the rear arranged for ease of maintenance having a full width paved patio area and gravelled area beyond. Cold water tap.

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	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY231496		

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	74 mb/s	1800 mb/s

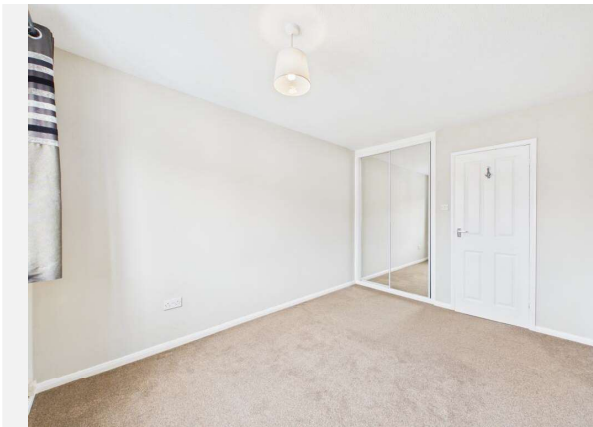
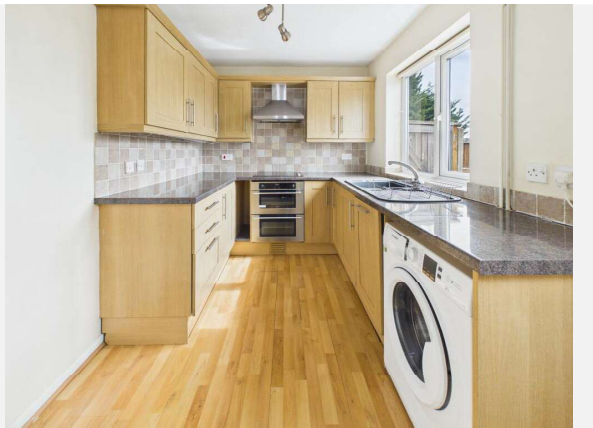
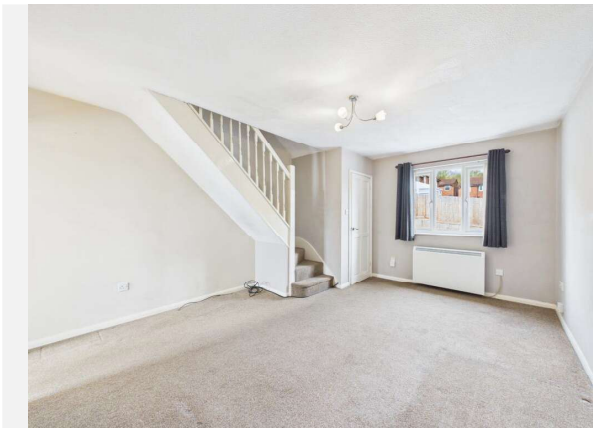
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



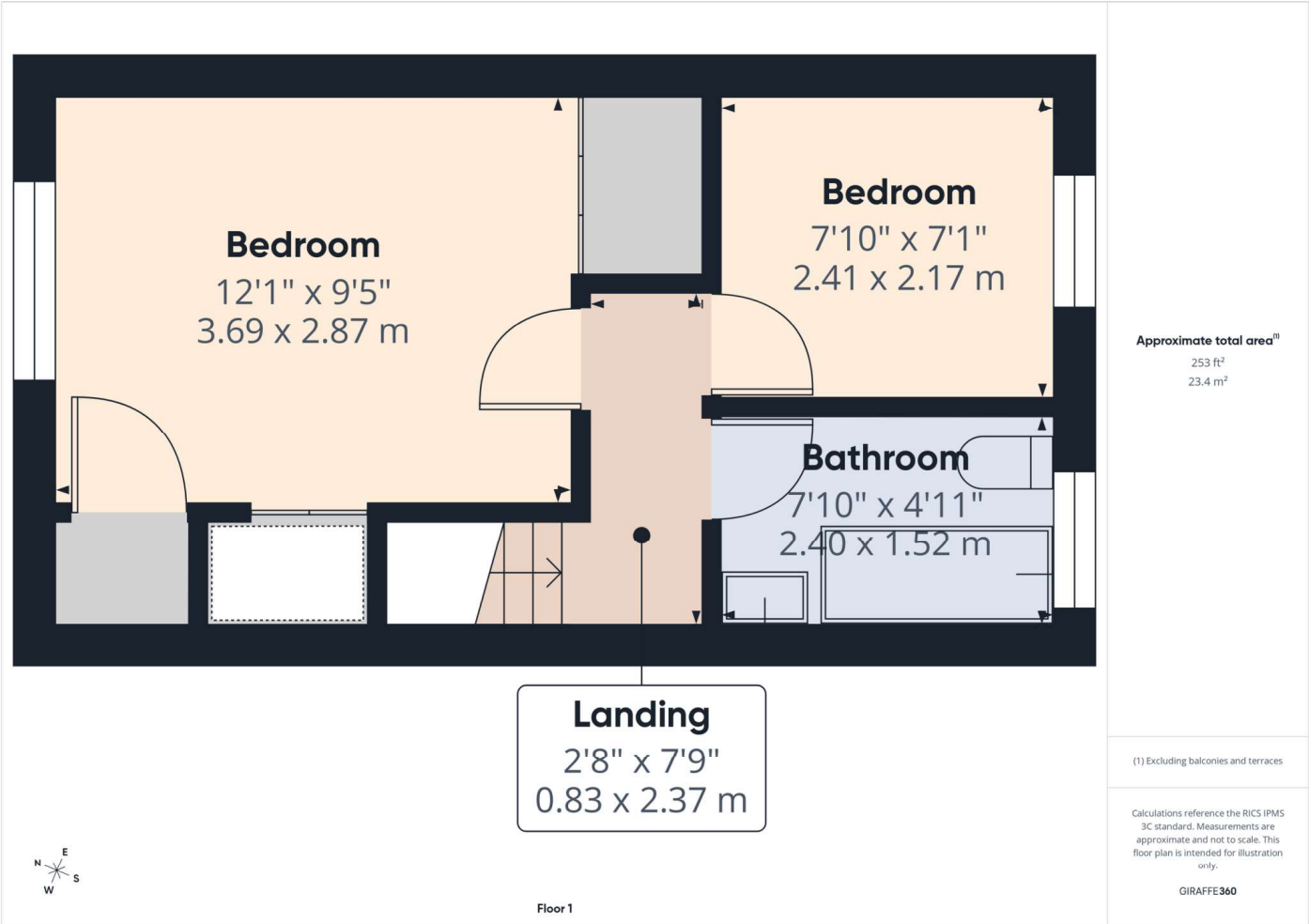
Gallery Photos



SAMANTHA COURT, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Oakwood, DE21

Energy rating

D

Valid until 27.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	53 m ²



Hannells

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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.



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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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