

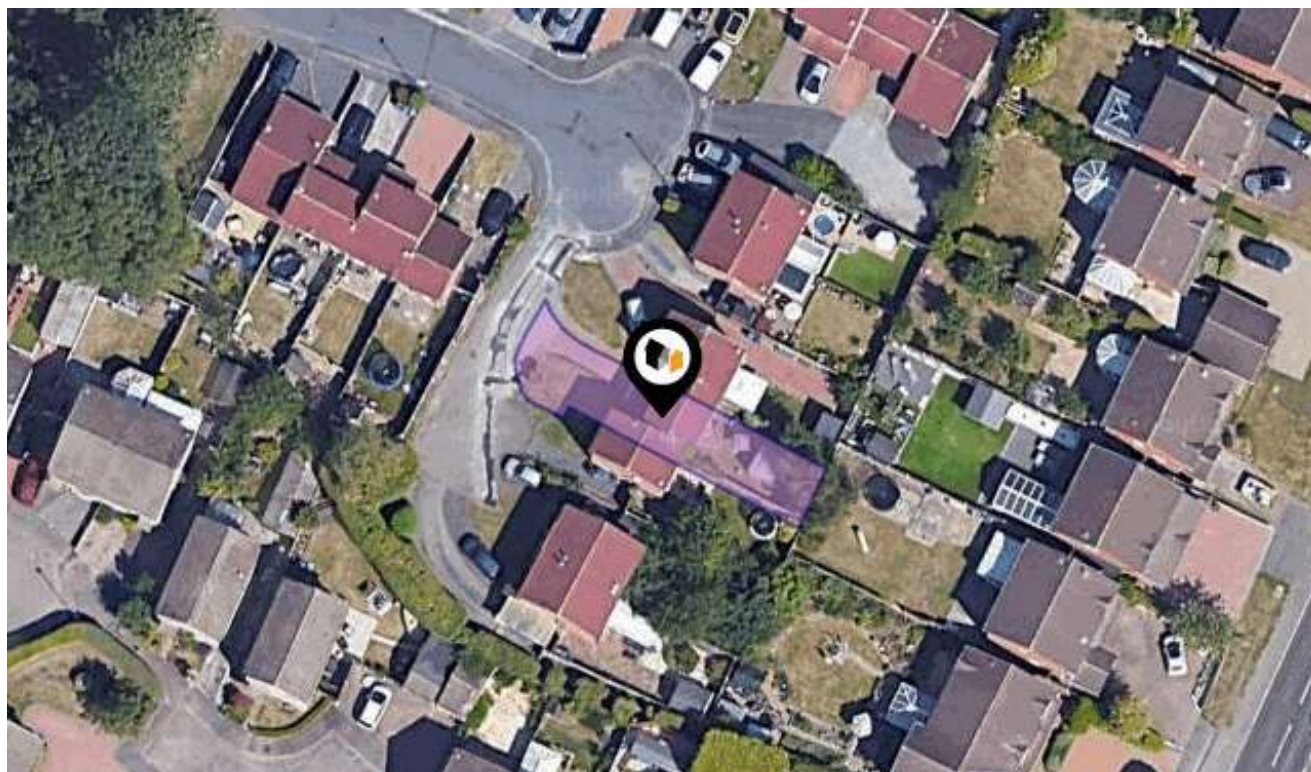


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



APPLEDORE DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two-Bedroomed Mid-Town House
- > Ideal First Time Buy, No Upward Chain
- > Driveway, Carport and Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An early viewing is recommended for this two-bedroom mid-townhouse, occupying an established cul-de-sac close to local amenities. The property is offered with no upward chain and benefits from an enclosed rear garden, off-road parking and a carport with additional storage space. The property would be ideal for a first-time buyer. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- fitted kitchen and living room. To the first floor are two bedrooms and a bathroom with a three piece suite. Outside, there is off-road parking to the front elevation together with a carport and an enclosed garden to the rear elevation. The property is situated at the head of Appledore Drive which is well situated for Oakwood shopping centre, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 Motorway, A50 and Nottingham East Midlands Airport. The property would be ideal for the first time buyer and an early viewing is highly recommended.

Room Measurement & Details

Door To:

Kitchen: (6'5" x 9'8") 1.96 x 2.95

Living Room: 6'6" x 14'9" minimum measurement

First Floor Landing: (5'8" x 3'1") 1.73 x 0.94

Bedroom One: (9'5" x 9'9") 2.87 x 2.97

Bedroom Two: (6'7" x 8'10") 2.01 x 2.69

Bathroom: (5'8" x 5'1") 1.73 x 1.55

Outside:

To the front elevation there is a driveway providing off-road parking and access to a carport. To the head of the carport is an attached store with power. The rear garden is enclosed and laid mainly to lawn.

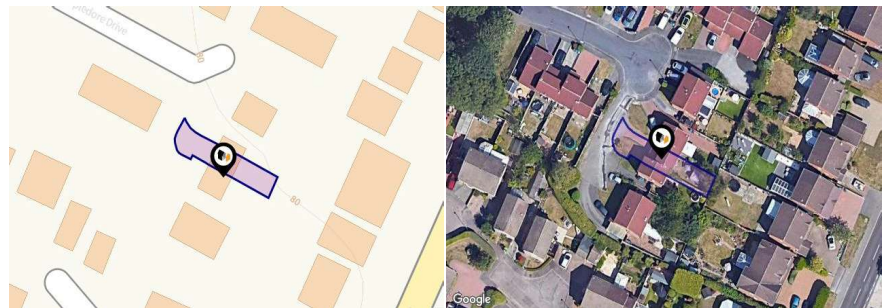
Buyer Information:

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



street-view-image



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.04 acres		
Year Built :	1991-1995		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY116365		

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

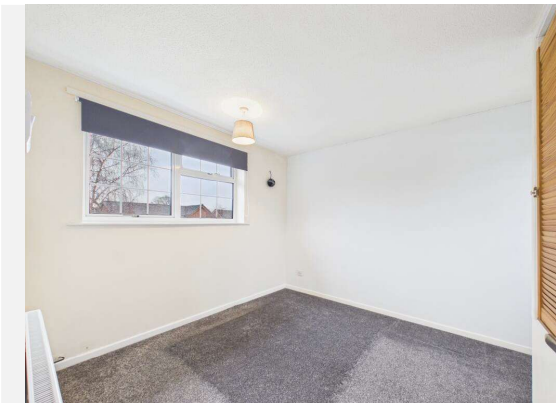
Mobile Coverage: (based on calls indoors)



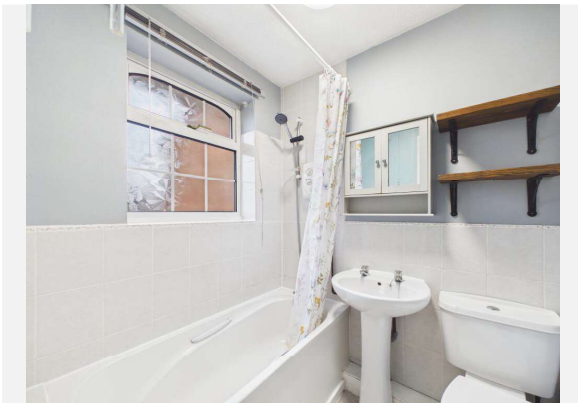
Satellite/Fibre TV Availability:



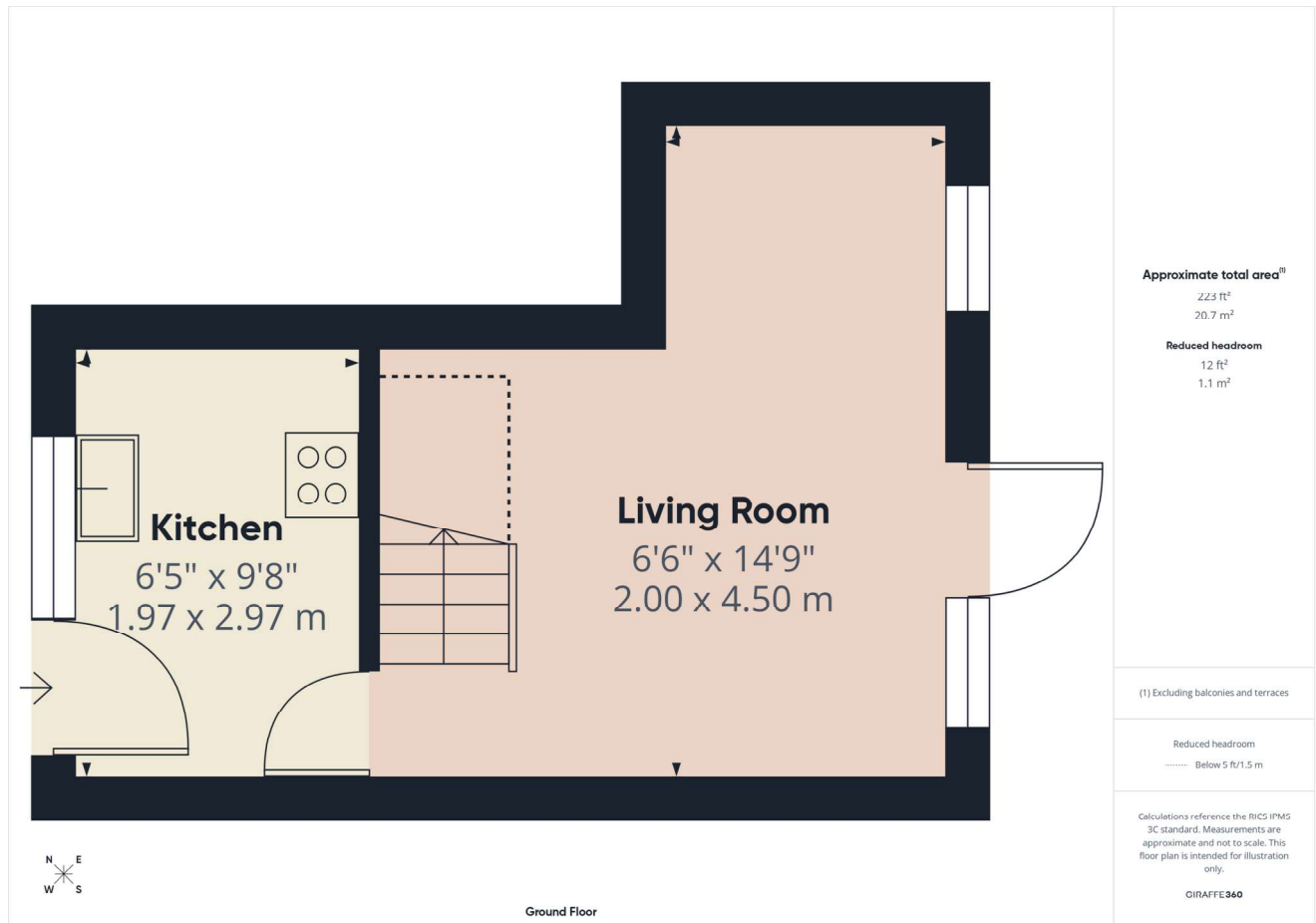
Gallery Photos



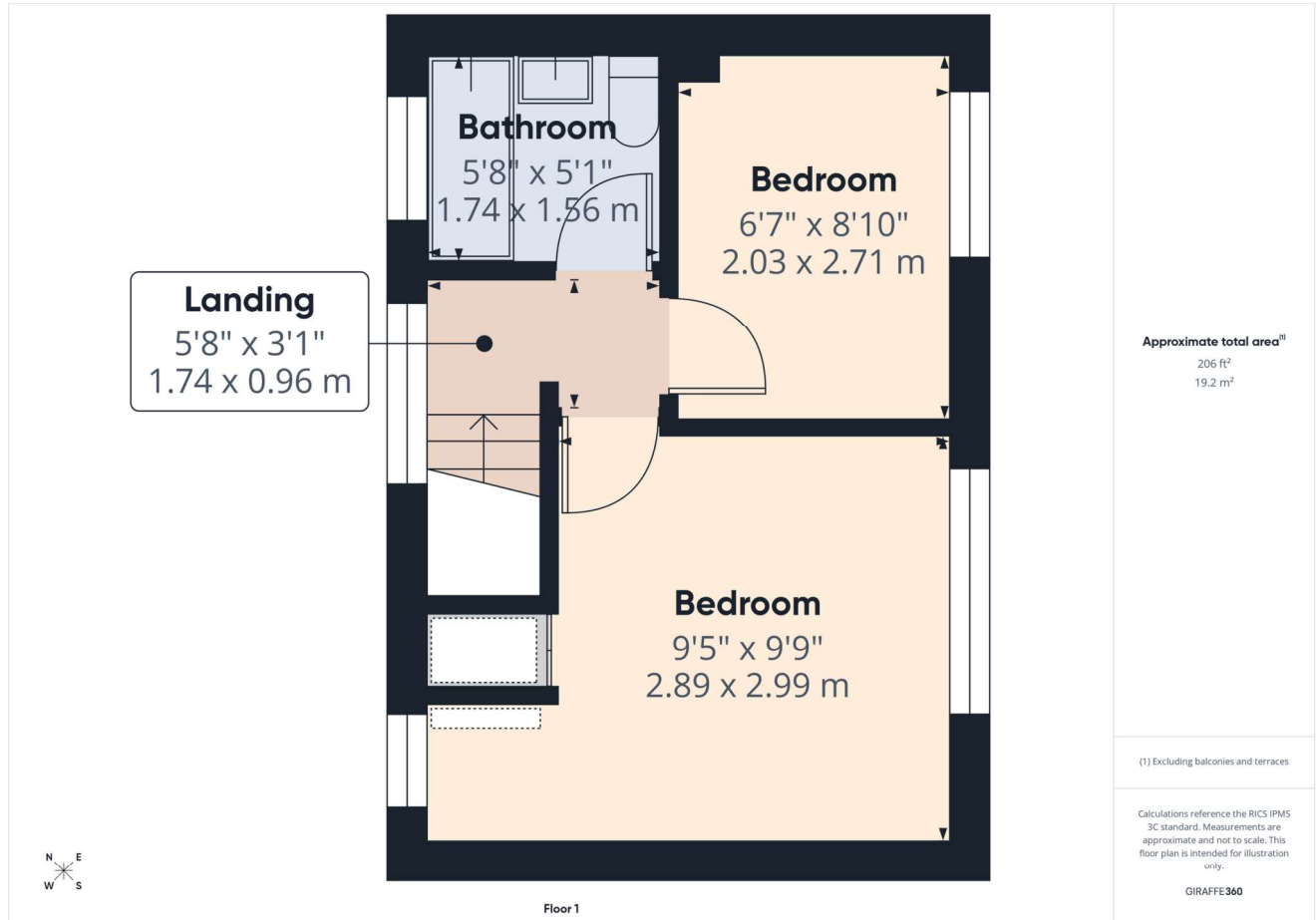
Gallery Photos



APPLEDORE DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Appledore Drive, Oakwood, DE21

Energy rating

D

Valid until 20.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 17% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

Hannells About Us



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.

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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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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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