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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th October 2026



RAMBLERS DRIVE, OAKWOOD, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Modern And Well-Presented Semi-Detached Home
> Three Bedrooms
> Off-Road Parking And An Enclosed Rear Garden
> No Through Road Location, Viewing Recommended
> EPC Rating D, Standard Construction

Property Description
A modern and well-presented semi-detached home offered to the market with no upward chain, making it an ideal purchase for first-time buyers and growing families alike. Situated in a popular cul-de-sac location, the property offers two reception rooms, a fitted kitchen and a modern bathroom. Externally, there is a driveway providing off-road parking and an enclosed rear garden. Early viewing is recommended. The accommodation is supplemented by gas fired central heating double glazing and briefly comprises:- entrance lobby, lounge, dining area and fitted kitchen. To the first floor the landing provides access to three bedrooms and bathroom with a white three piece suite. Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking. Ramblers Drive is well situated for Oakwood and its range of amenities together with road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurement & Details
Hallway: (5'2" x 4'1") 1.57 x 1.24
Lounge: (14'6" x 10'4") 4.42 x 3.15
Dining Area: (9'10" x 7'6") 3.00 x 2.29
Kitchen: (10'0" x 7'1") 3.05 x 2.16
First Floor Landing: (8'3" x 5'1") 2.51 x 1.55
Bedroom One: (11'5" x 8'5") 3.48 x 2.57

Bedroom Two: (9'3" x 7'6") 2.82 x 2.29
Bedroom Three: (7'7" x 6'9") 2.31 x 2.06
Bathroom: (6'5" x 6'1") 1.96 x 1.85

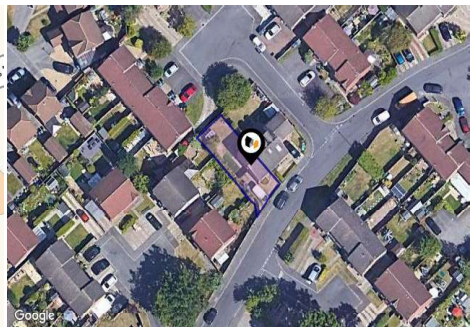
Buyer Information:
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're 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.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	731 ft^2 / 68 m^2		
Plot Area:	0.04 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,050		
Title Number:	DY261082		

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)

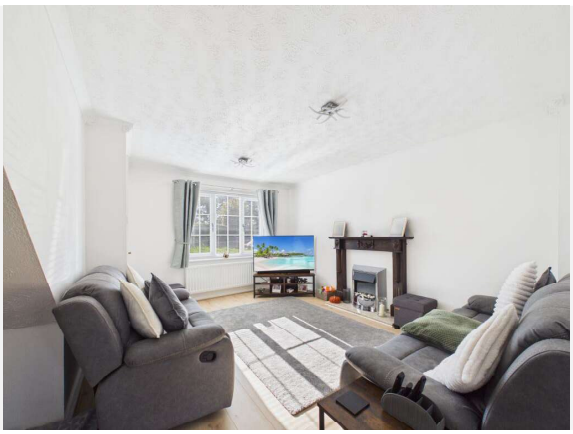
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mb/s	mb/s	mb/s

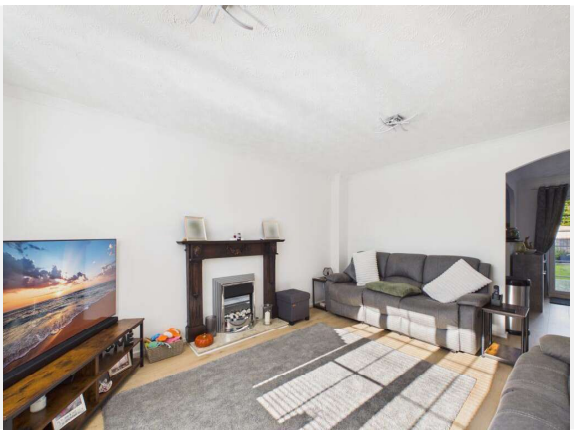
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos











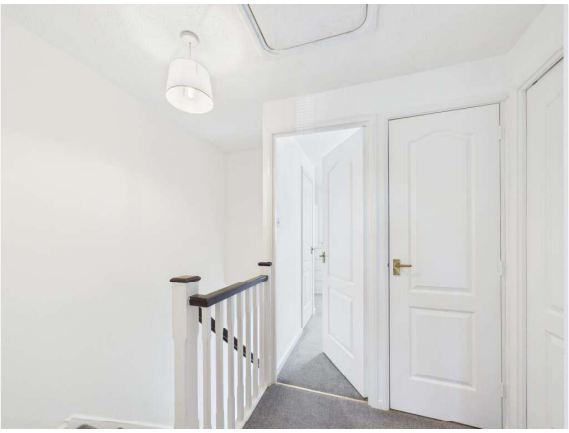


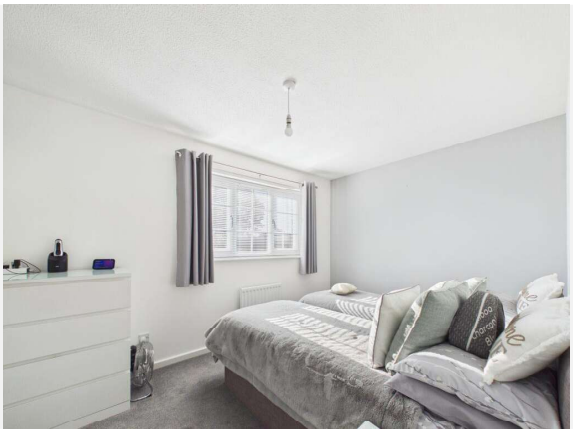




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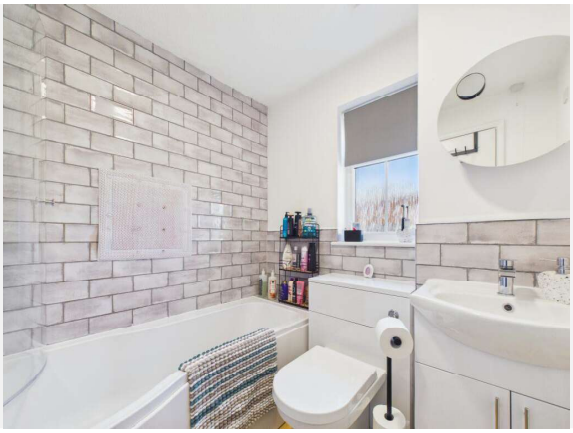
Gallery
Photos



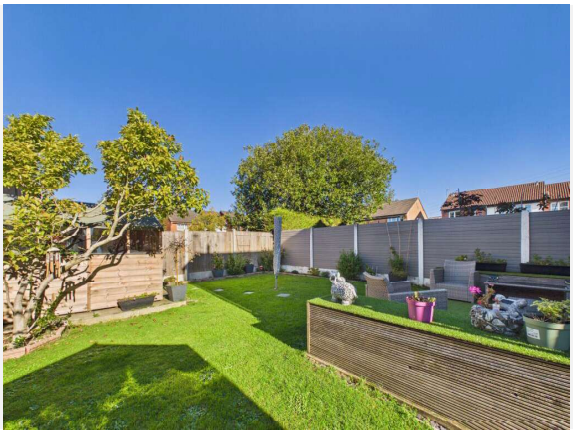














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Gallery
Floorplan

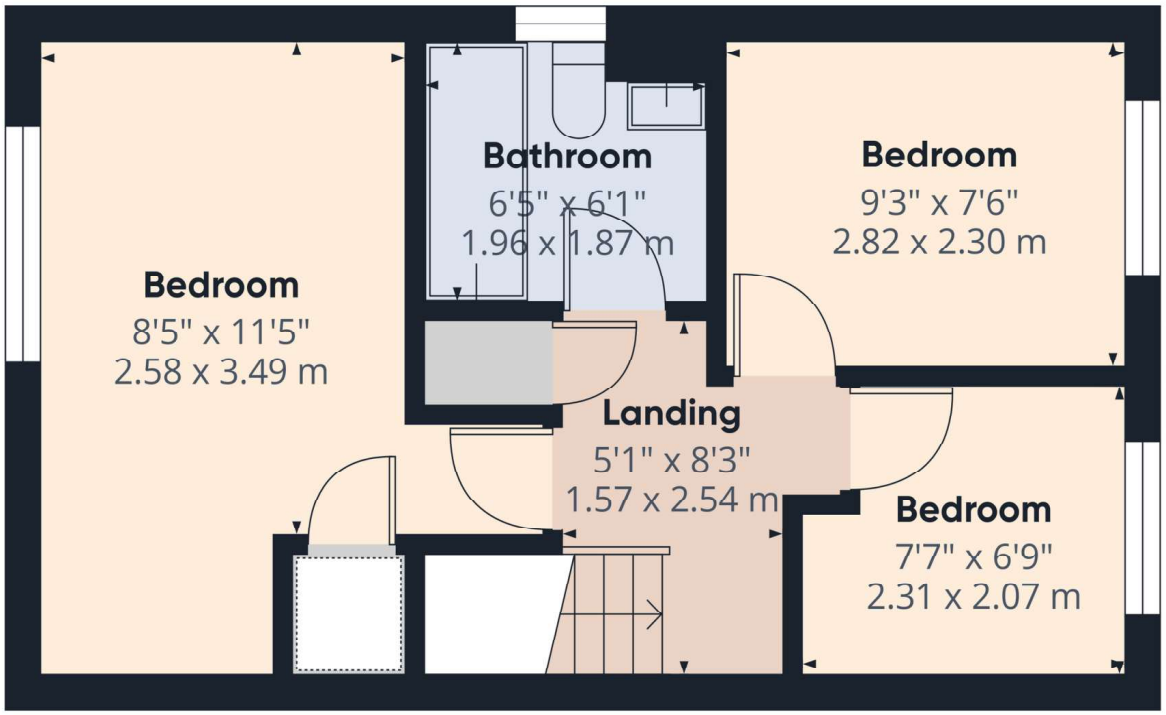
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Gallery
Floorplan

RAMBLERS DRIVE, OAKWOOD, DERBY, DE21



Approximate total area(1)
319 ft²
29.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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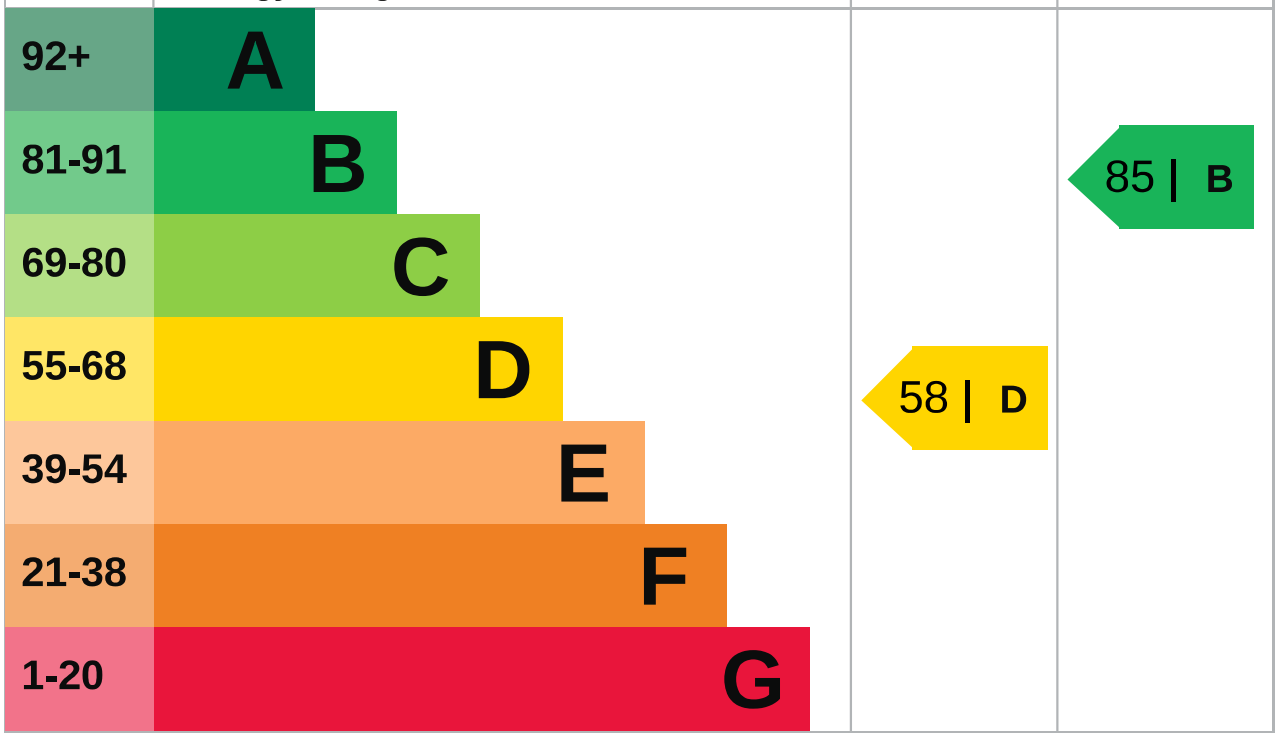
Property
EPC - Certificate

Oakwood, DE21

Energy rating

D

Valid until 29.11.2031



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	68 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.

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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Hannells
Data Quality

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