

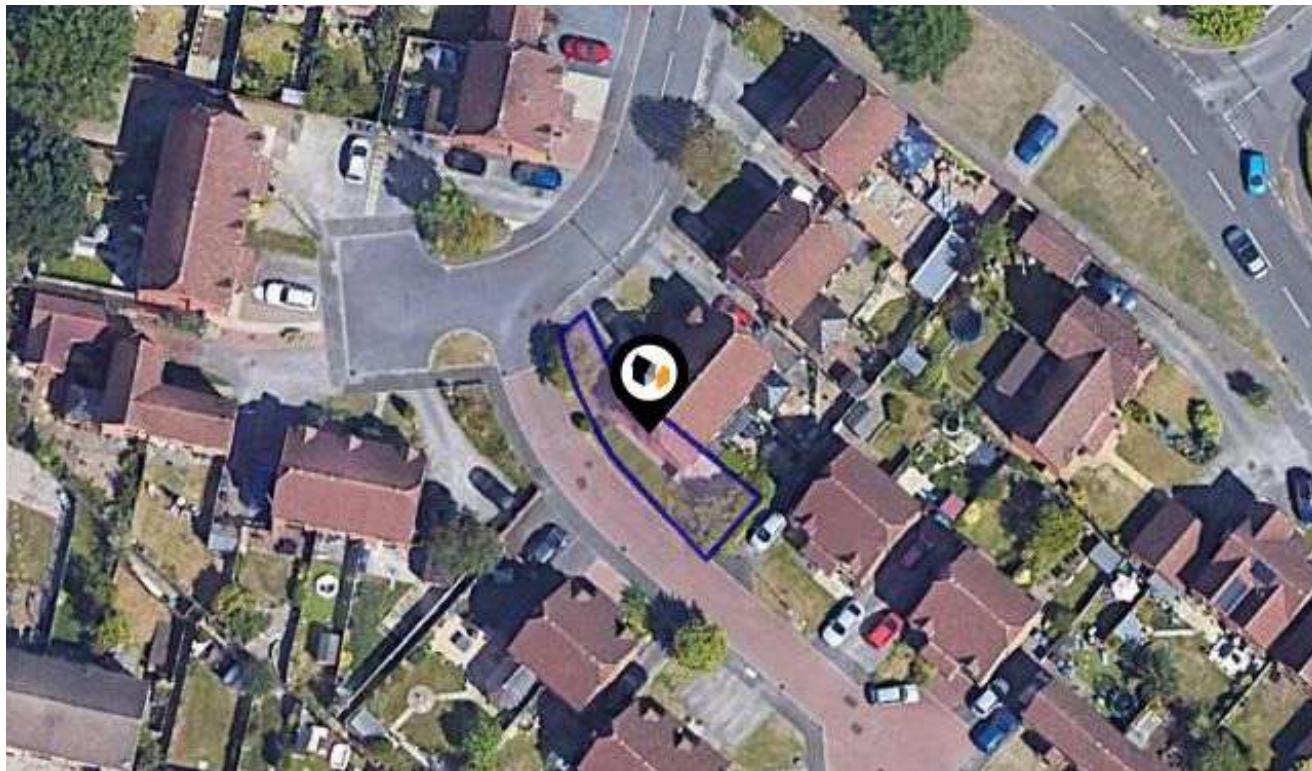


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th February 2026



GOODRINGTON ROAD, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Two Bedroom End-Townhouse
- > Excellent First Time Buy
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Spacious Lounge Diner

Property Description

A well-presented two double-bedroom end-townhouse, pleasantly situated within an popular and established residential location. The property benefits from off-road parking and an enclosed, low-maintenance rear garden, and is offered for sale with no upward chain. An ideal purchase for first-time buyers, and early viewing is highly recommended. The accommodation briefly comprises;- entrance lobby, spacious lounge diner and fitted kitchen. To the first floor the landing provides access to two double bedrooms and bathroom with three piece suite. Outside, to the front elevation a driveway provides off-road parking and there is gated access to the side elevation. To the rear elevation is an enclosed, low maintenance garden with fenced and wall boundaries with paved patio area and artificial lawn. Goodrington Road is conveniently located within easy reach of Oakwood's local amenities, including shops, schools and transport links, the property also offers straightforward access to Derby City Centre and major road networks such as the A52, A50 and M1.

Room Measurement & Details

Entrance: (2'11" x 3'6") 0.89 x 1.07

Lounge Diner: (17'1" x 11'9") 5.21 x 3.58

Kitchen: (6'9" x 11'10") 2.06 x 3.61

First Floor Landing: (5'0" x 3'3") 1.52 x 0.99

Bedroom One: (9'8" x 11'11") 2.95 x 3.63

Bedroom Two: (8'11" x 11'11") 2.72 x 3.63

Bathroom: (6'10" x 5'6") 2.08 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

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY218608		

Local Area

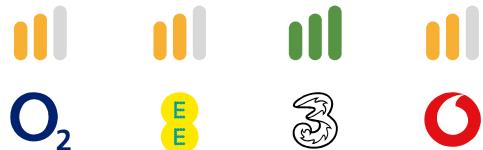
Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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:



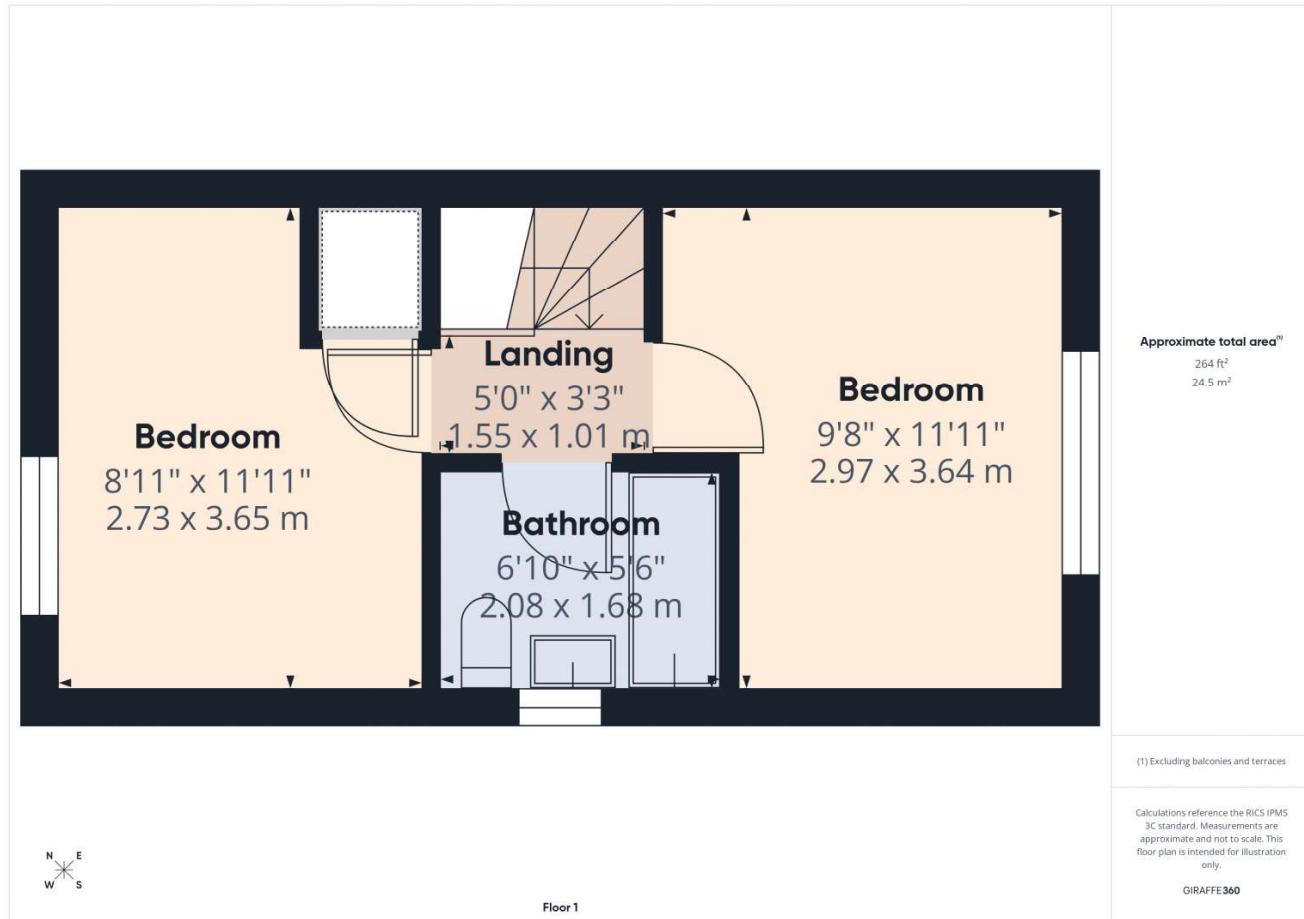
Gallery Photos



Gallery Photos



GOODRINGTON ROAD, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Oakwood, DE21

Energy rating

C

Valid until 16.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		69 c
55-68	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:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 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 proper

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, 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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