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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 23rd April 2026



SAUNDERSFOOT WAY, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Two Double-Bedroomed Mid-Townhouse
- > No Upward Chain, Ideal First Time Buy
- > Set Back From Saundersfoot Way, Enclosed Garden And Allocated Parking
- > EPC Rating C, Standard Construction
- > Council Tax A, Freehold

Property Description

A two double-bedroom mid-townhouse, ideal for first-time buyers and offered for sale with no upward chain. The property benefits from an enclosed rear garden and allocated parking for two vehicles. Viewing is highly recommended. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, kitchen and lounge/dining area with patio doors to the rear garden. To the first floor are two double bedrooms and a bathroom with three piece suite. Outside, the property is set back from Saundersfoot Way and has a small garden area to the front elevation, an enclosed rear garden and allocated parking for two vehicles. Saundersfoot Way is well situated for Oakwood and its range of amenities including shops, doctors, dentists, schools and transport links together with easy access for Derby City Centre and major road links including the A38, A52 and M1 motorway respectively.

Room Measurement & Details

- Entrance: (4'3" x 5'5") 1.30 x 1.65
Lounge/Diner: (12'10" x 14'0") 3.91 x 4.27
Kitchen: (7'11" x 8'3") 2.41 x 2.51
First Floor Landing: (6'9" x 6'1") 2.06 x 1.85
Bedroom One: (10'1" x 10'8") 3.07 x 3.25
Bedroom Two: (10'8" x 7'9") 3.25 x 2.36
Bathroom: (5'8" x 6'0") 1.73 x 1.83

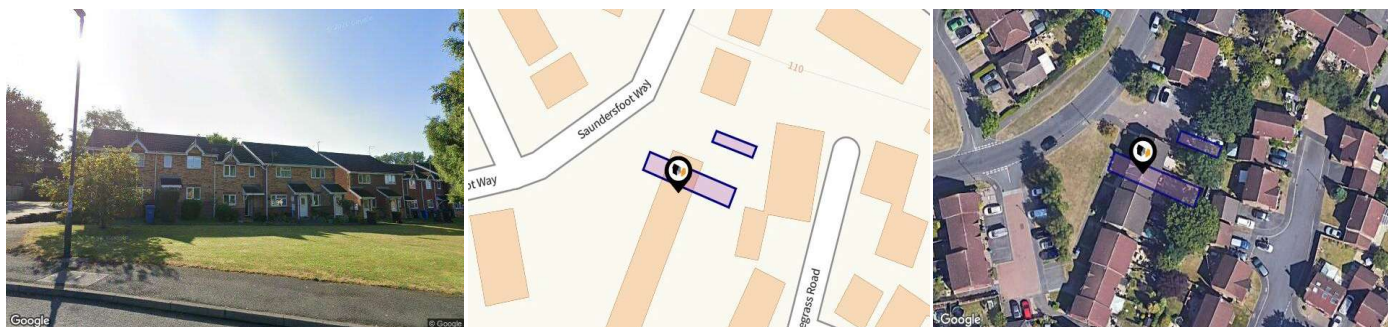
Outside:

The property is set back from Saundersfoot Way and has a small garden area to the front elevation. The rear garden is enclosed and laid mainly to lawn with decked patio area, garden shed and gated access at the head of the rear garden. There is allocated parking for two vehicles adjacent to the property.

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:	495 ft ² / 46 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,537		
Title Number:	DY249162		

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

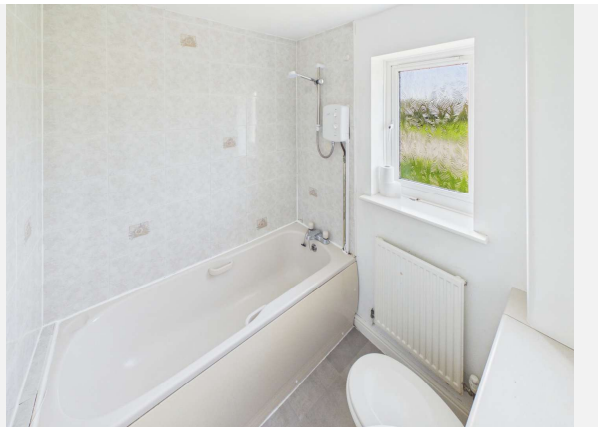
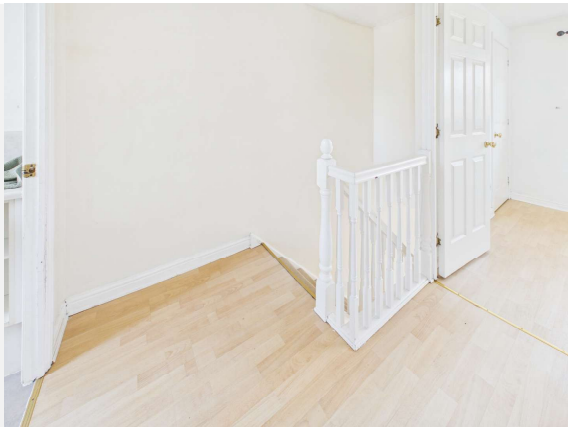
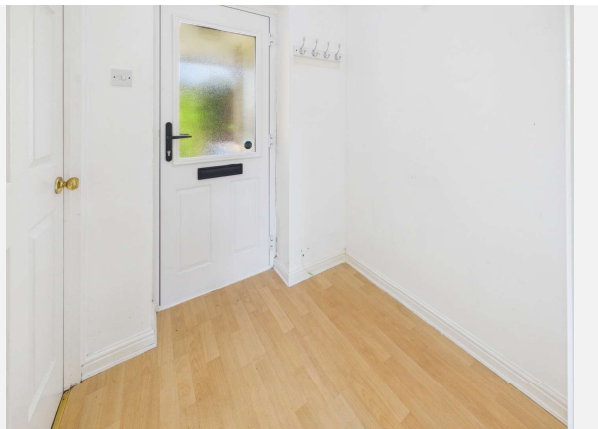
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



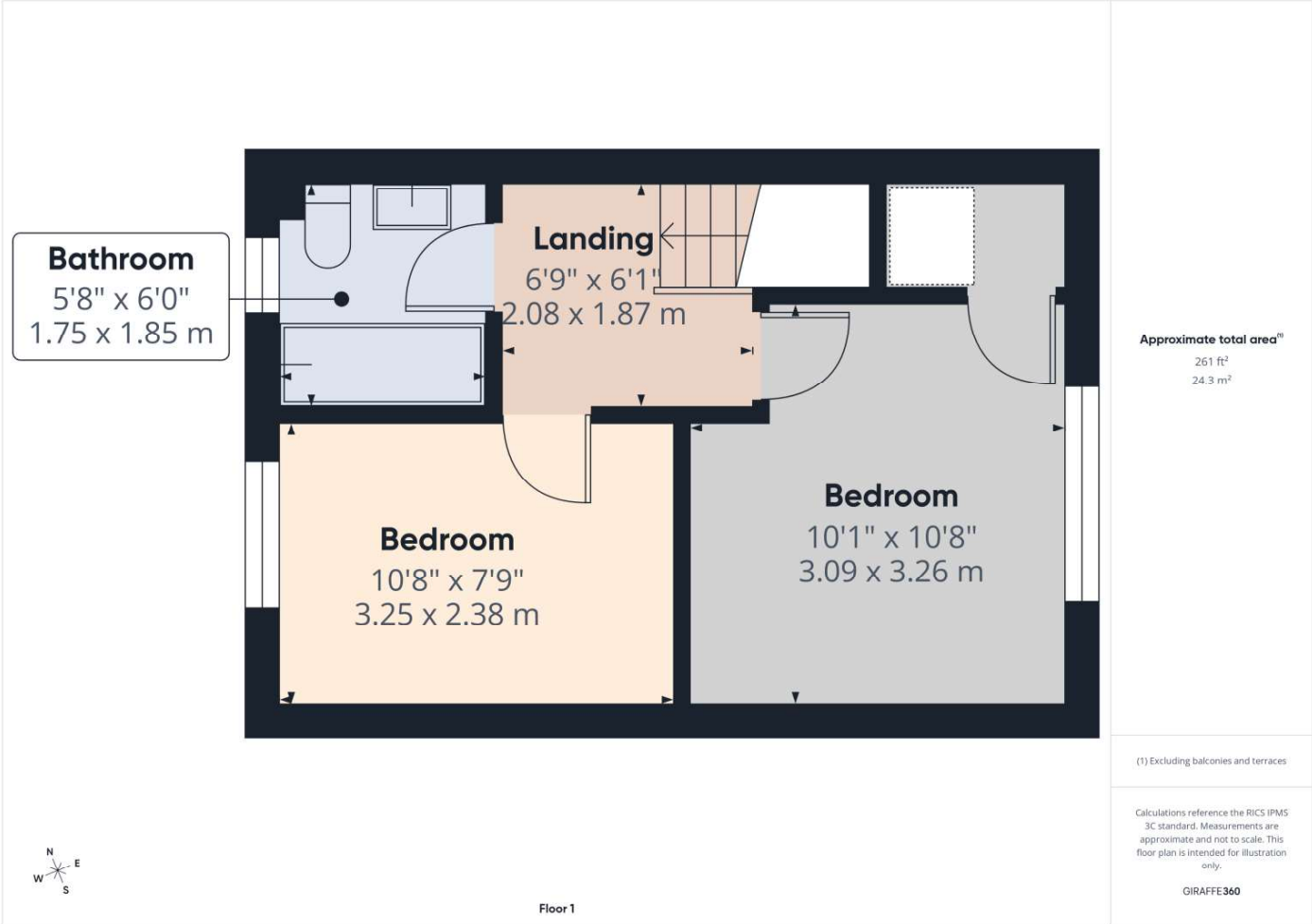
Gallery Photos



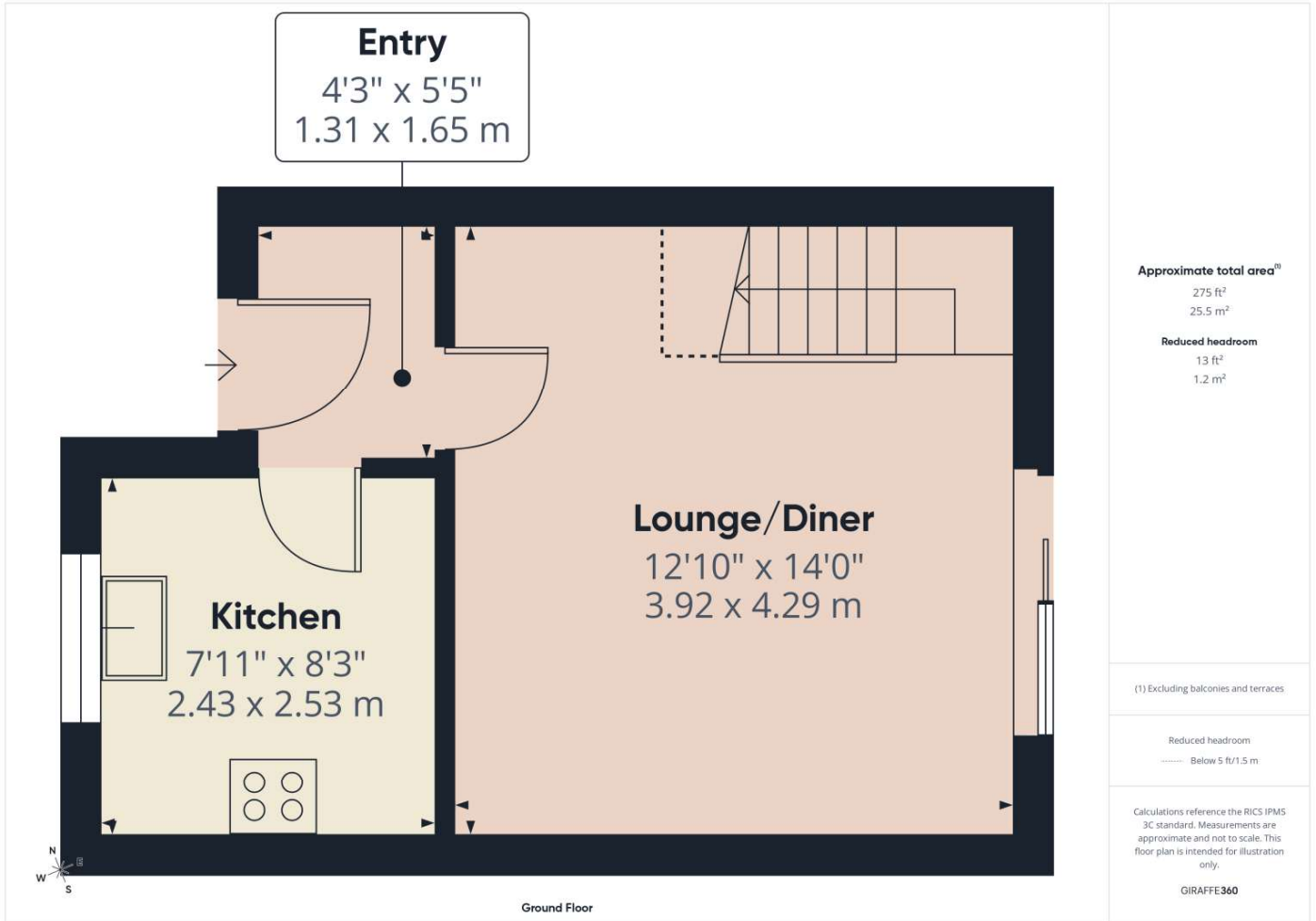
Gallery Photos



SAUNDERSFOOT WAY, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Saundersfoot Way, Oakwood, DE21

Energy rating

C

Valid until 18.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 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:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, 100 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
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	46 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

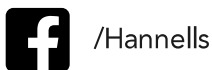


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

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

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