



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 21st April 2026



SWINDERBY DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Double Bedroomed Town House Within Cul-De-Sac Location
- > Ideal First Time Buy, Viewing Recommended
- > Off Road Parking, Enclosed Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

Property Description

A modern two double bedroomed mid town house, ideal for the first time buyer and located within a no through road location. The property benefits from a refitted kitchen, lounge, off-road parking and an enclosed rear garden. In brief, the property comprises; spacious lounge with access to the rear garden, modern fitted kitchen, two double bedrooms and three-piece suite bathroom. Externally, the property offers a driveway, enclosed rear garden with lawn and patio area. Swinderby Drive is located in the popular area of Oakwood, Derby and is within close proximity to local amenities such as shops, public houses, schools and also major road links.

Room Measurement & Details

Fitted Kitchen: (5'8" x 11'5") 1.73 x 3.48

Lounge: (11'8" x 13'8") 3.56 x 4.17

First Floor Landing:

Bedroom One: (11'9" x 9'0") 3.58 x 2.74

Bedroom Two: (9'2" x 8'6") 2.79 x 2.59

Bathroom: (6'2" x 5'6") 1.88 x 1.68

Outside:

Off-road parking is provided to the front elevation. The rear garden is enclosed and laid mainly to lawn.

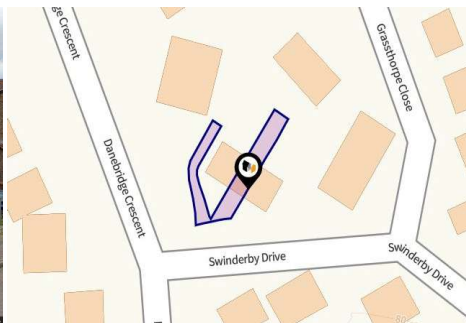
Please Note:

The photographs were prior to the current tenancy taking place.

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
Bedrooms:	2
Floor Area:	581 ft ² / 54 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY129178

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



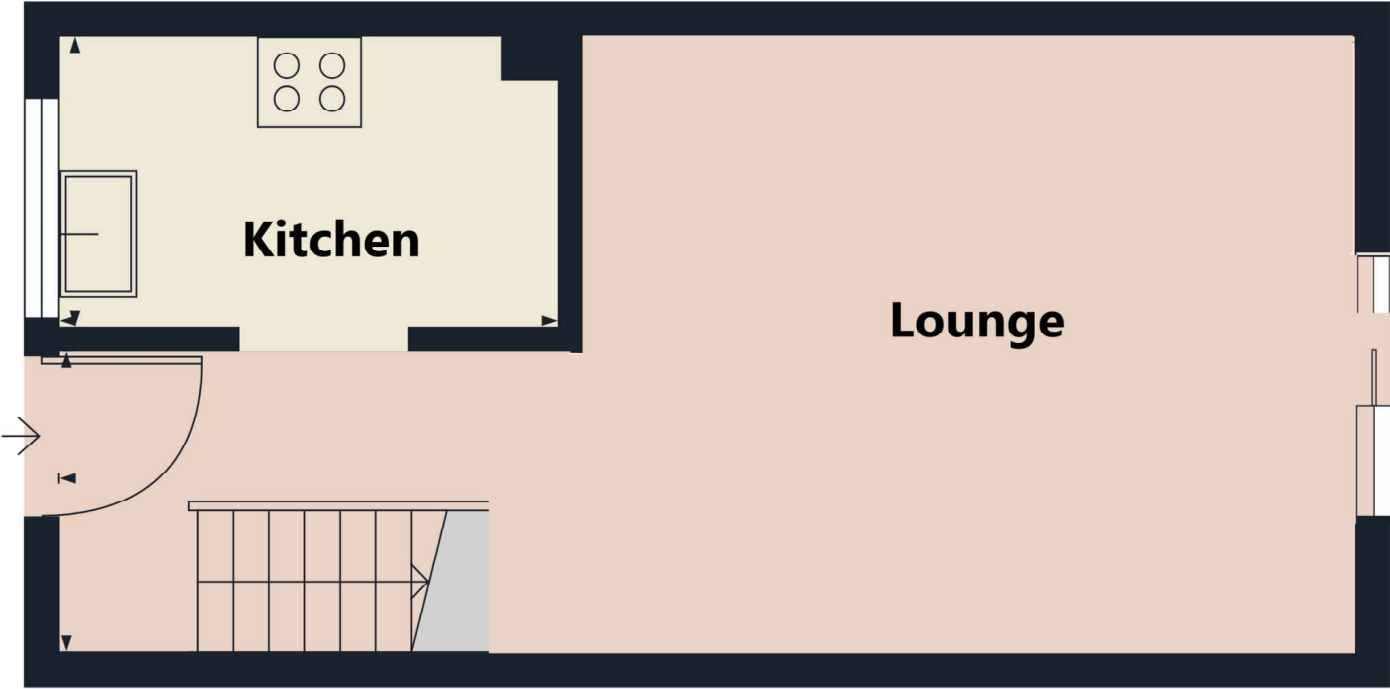
Satellite/Fibre TV Availability:



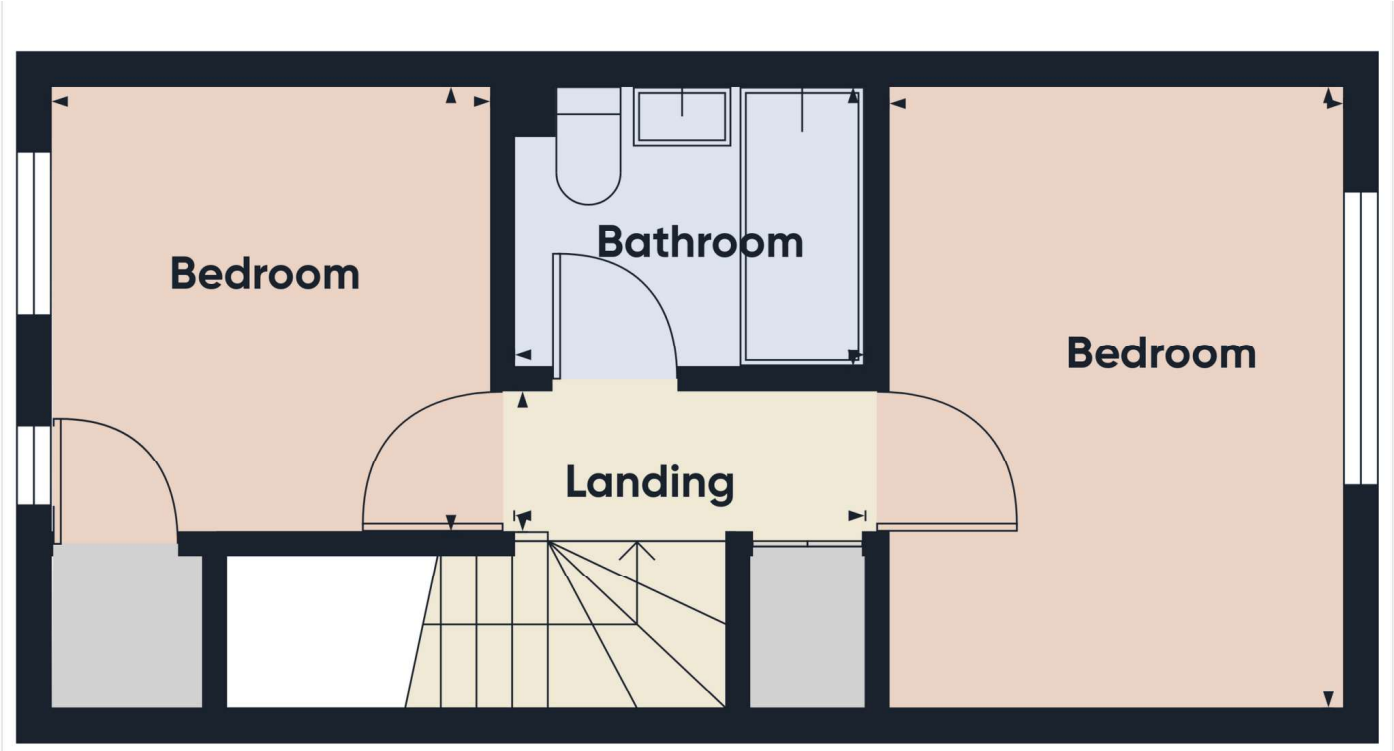
Gallery Photos



SWINDERBY DRIVE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Oakwood, DE21

Energy rating

D

Valid until 31.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	59 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:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
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, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²



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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.



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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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