



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

### Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

### Bishops Drive, Oakwood, DE21 2DF | Freehold

Situated in the ever-popular area of Oakwood, this end townhouse presents an excellent opportunity for first-time buyers and investors alike. Ideally positioned within easy walking distance of local amenities, and convenient transport links, the property also enjoys pleasant open views to the front.

- End Townhouse Overlooking Oakwood Park
- Two Bedrooms
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold
- Allocated Parking Space





**Full Description:**

The accommodation is thoughtfully laid out and well maintained throughout. Upon entering, you are welcomed by an entrance lobby leading into a comfortable lounge/diner and a fitted kitchen offers practicality and functionality for everyday living.

Upstairs, the property features two well-proportioned bedrooms, with the main bedroom benefiting from useful built-in storage, including a wardrobe and airing cupboard. A bathroom completes the first floor, fitted with a white three-piece suite.

**Room Measurements & Details:**

**Entrance Porch:** (3'6" x 3'6") 1.07 x 1.07

**Living/Dining Room:** (15'4" x 12'4") 4.68 x 3.75

**Kitchen:** (7'5" x 12'3") 2.27 x 3.74

**First Floor Landing:**

**Bedroom One:** (12'2" x 9'3") 3.70 x 2.83

**Bedroom Two:** (7'11" x 7'2") 2.41 x 2.18

**Bathroom:** (7'10" x 4'10") 2.38 x 1.47

**Outside:**

The property benefits from a low-maintenance rear garden and front garden. To the rear is a central artificial lawn and decking seating area. The garden is fully enclosed with fenced boundaries, with the added advantage of allocated off-road parking accessed via the side gate.

**Buyers 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.

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