

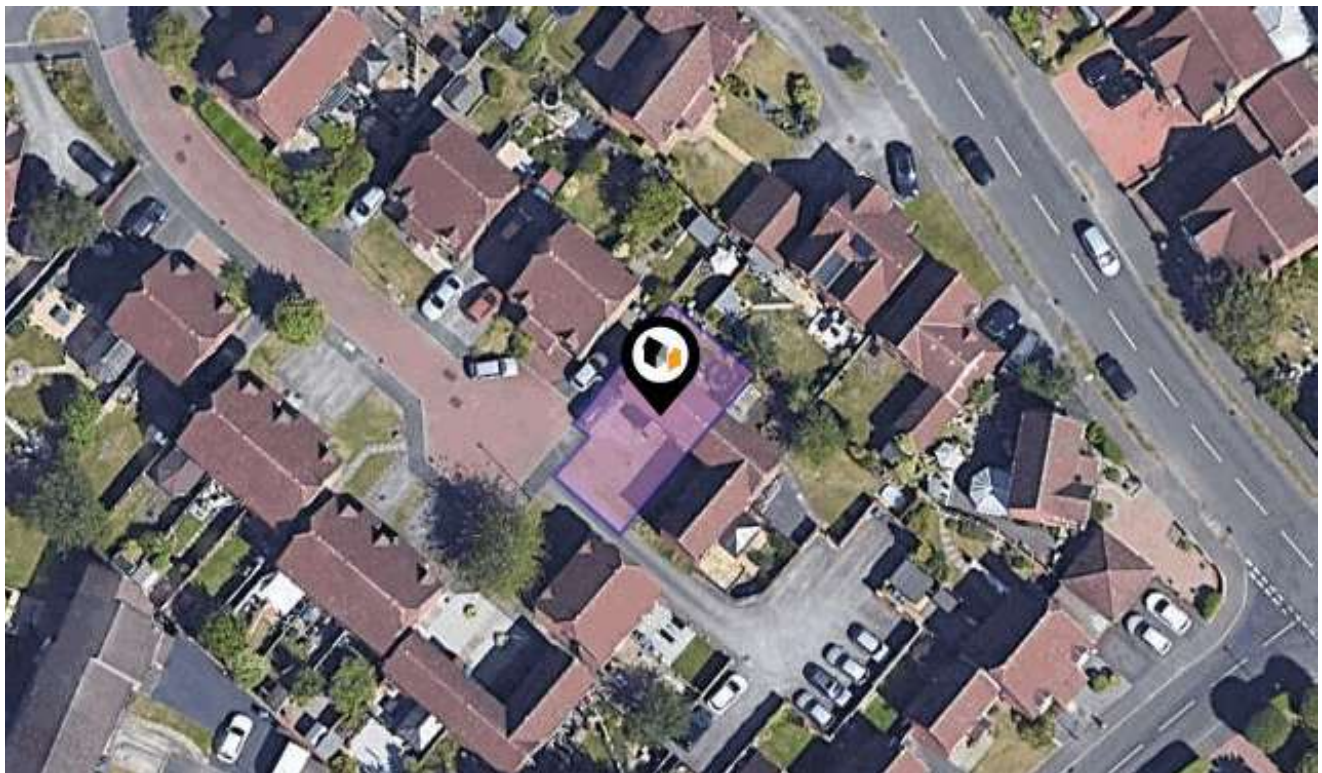


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 27<sup>th</sup> January 2026**



**IVYBRIDGE CLOSE, OAKWOOD, DERBY, DE21**

## Hannells

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# Introduction

## Our Comments



### Useful Information:

- > Two Bedroomed End Of Terraced Property
- > Available With No Upward Chain, Ideal First Time Buy
- > Driveway Providing Off-Road Parking, Good-Size Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band B, Freehold

### Property Description

Brought to the market with no upward chain is the two bedroom end of terraced property situated on a pleasant cul-de-sac in the sought after Derby suburb of Oakwood. Located close to local shops and amenities, the property has the benefit from uPVC double glazing, gas central heating, off-road parking and a good-sized and enclosed rear garden. In brief, the accommodation comprises; Entrance hallway, a spacious lounge and a modern fitted kitchen having a sliding patio door leading to the rear garden. Found to the first floor are two bedrooms with the master bedroom having fitted wardrobes, first floor landing and a family bathroom having a three piece suite. To the front of the property is a lawned foregarden along with a driveway providing off-road parking. At the rear the property is a good-sized rear garden laid mainly to lawn, patio area, gravel beds and fenced boundaries. Ivybridge Close is well situated for Oakwood and its range of amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway and A50 respectively.

### Room Measurement & Details

Entrance: (2'8" x 5'9") 0.81 x 1.75

Living Room: (13'2" x 11'5") 4.01 x 3.48

Kitchen: (8'10" x 11'7") 2.69 x 3.53

First Floor Landing: (2'8" x 5'9") 0.81 x 1.75

Bedroom One: (10'10" x 8'3") 3.30 x 2.51

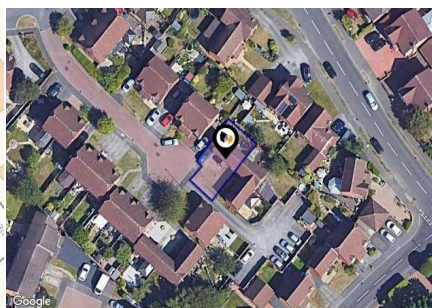
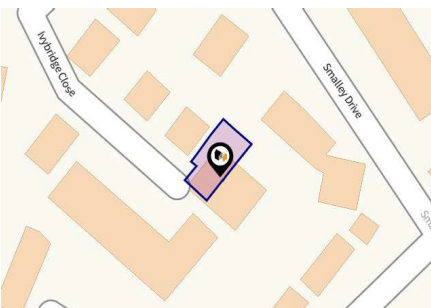
Bedroom Two: (8'11" x 6'5") 2.72 x 1.96

Bathroom: (8'1" x 4'9") 2.46 x 1.45

### 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:	538 ft <sup>2</sup> / 50 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY223129		

## 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	80	1800
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)

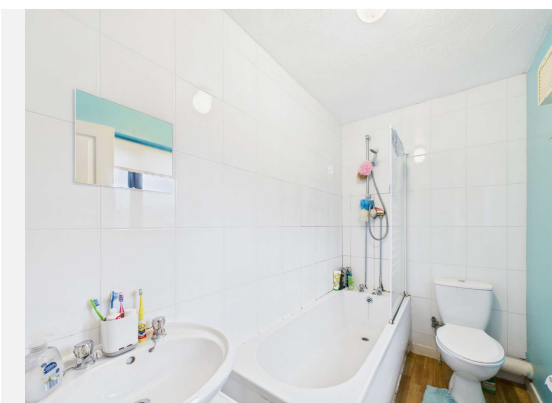
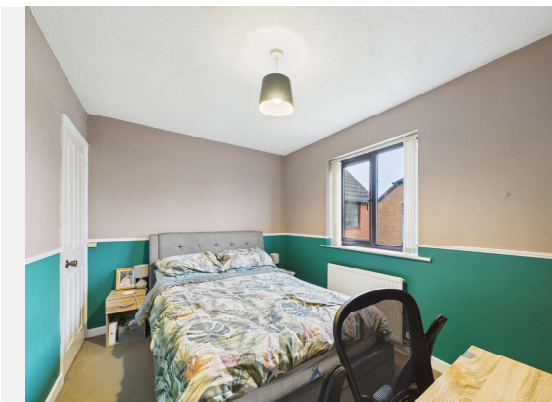


### Satellite/Fibre TV Availability:





# Gallery Photos



# Gallery Photos



# Property EPC - Certificate



Ivybridge Close, Oakwood, DE21

Energy rating

**D**

Valid until 14.11.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 29% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	50 m <sup>2</sup>



## Hannells

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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

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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

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