

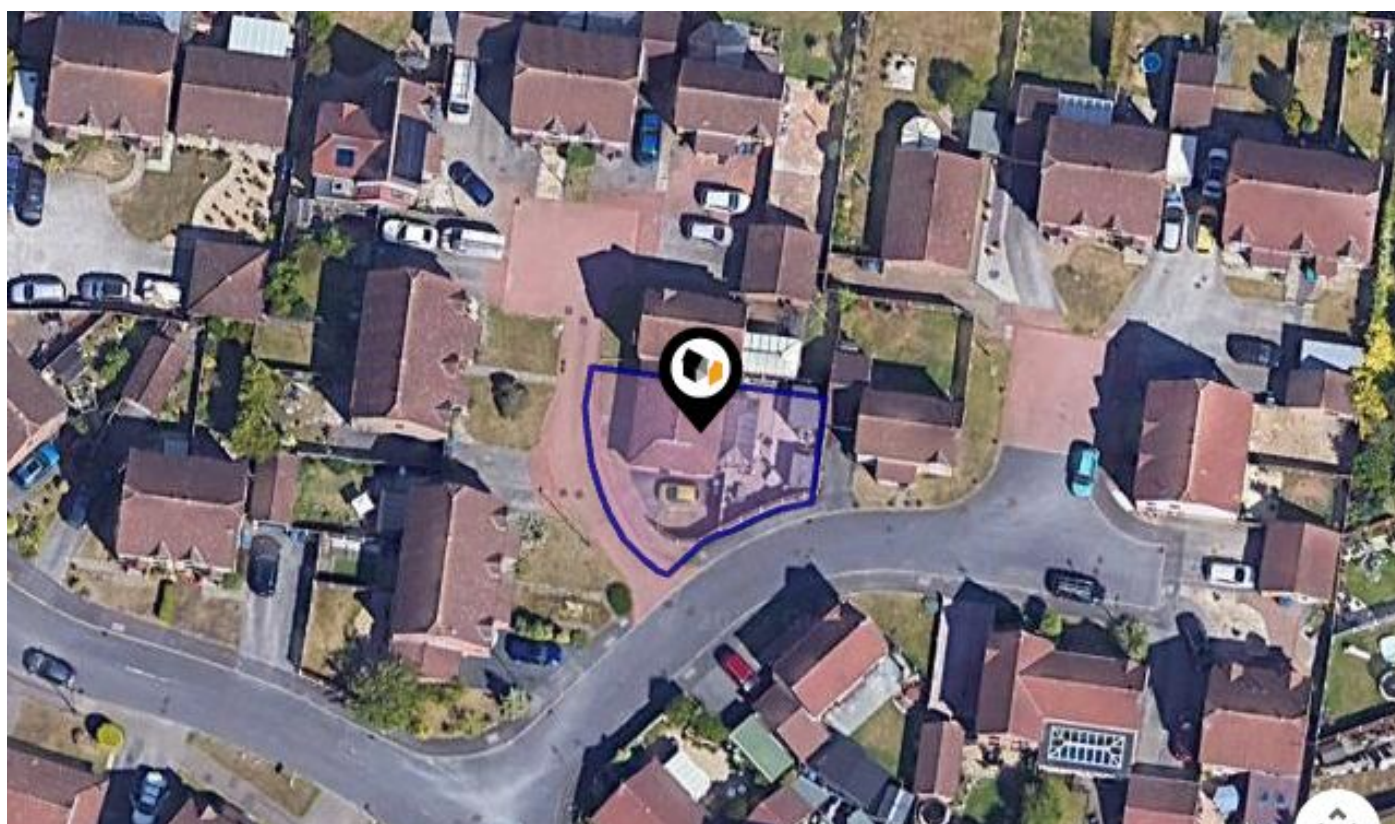


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st July 2025



TROWBRIDGE CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



- > Two Bedroomed Semi Detached Bungalow Available With No Upward Chain
- > Established Cul-De-Sac Location
- > Off Road Parking And Maintenance Free Rear Garden
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold

A two-bedroomed bungalow occupying a corner plot position and offered for sale with no upward chain. The property benefits from a spacious conservatory having been re-roofed and insulated, maintenance-free rear garden and off-road parking. The property benefits from gas fired central heating, UPVC double glazing, a security alarm system and cameras and briefly comprises:- entrance porch to inner hallway, lounge with patio doors to a conservatory having been re-roofed, reinsulated and pitched with French doors providing access to the rear garden, kitchen, two bedrooms (one with fitted wardrobes) and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations, the rear is arranged for ease of maintenance and a driveway provides off road parking. Trowbridge Close is an established cul-de-sac which is well situated for Oakwood and its range of shops, schools and transport links together with excellent road links for the A38, A52, M1 motorway, A50 and access for Nottingham East Midlands Airport.

Reception Hallway:

Inner Hallway:

Kitchen: (11'6" x 8'7") 3.51 x 2.62

Lounge: (15'6" x 10'8") 4.72 x 3.25

Conservatory (with pitched roof): (15'1" x 9'3") 4.60 x 2.82

Bedroom One: (10'7" x 9'8") 3.23 x 2.95

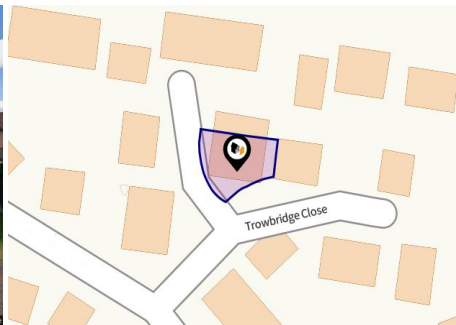
Bedroom Two: (9'5" x 7'7") 2.87 x 2.31

Bathroom: (6'7" x 6'4") 2.01 x 1.93

Outside: There are garden to both front and rear elevation, the front is laid mainly to lawn. A driveway to the side elevation provides off road parking and there is gated access to the side elevation leading in-turn to the enclosed rear garden which is arranged for ease of maintenance being mostly paved with two garden sheds and outside power.

Buyer Information:











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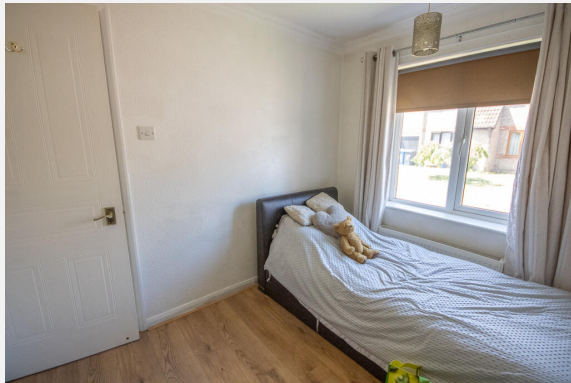
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,708		
Title Number:	DY206216		

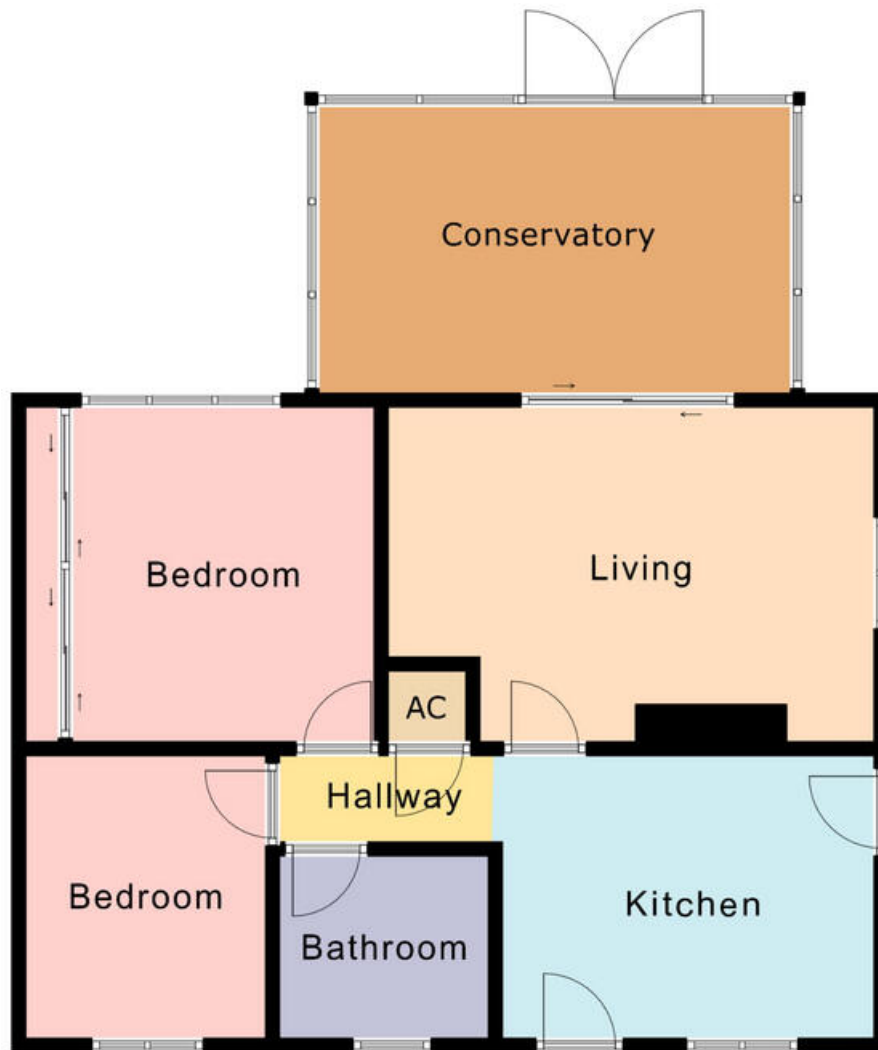
Local Area

Local Authority:	Derby city	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	53 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
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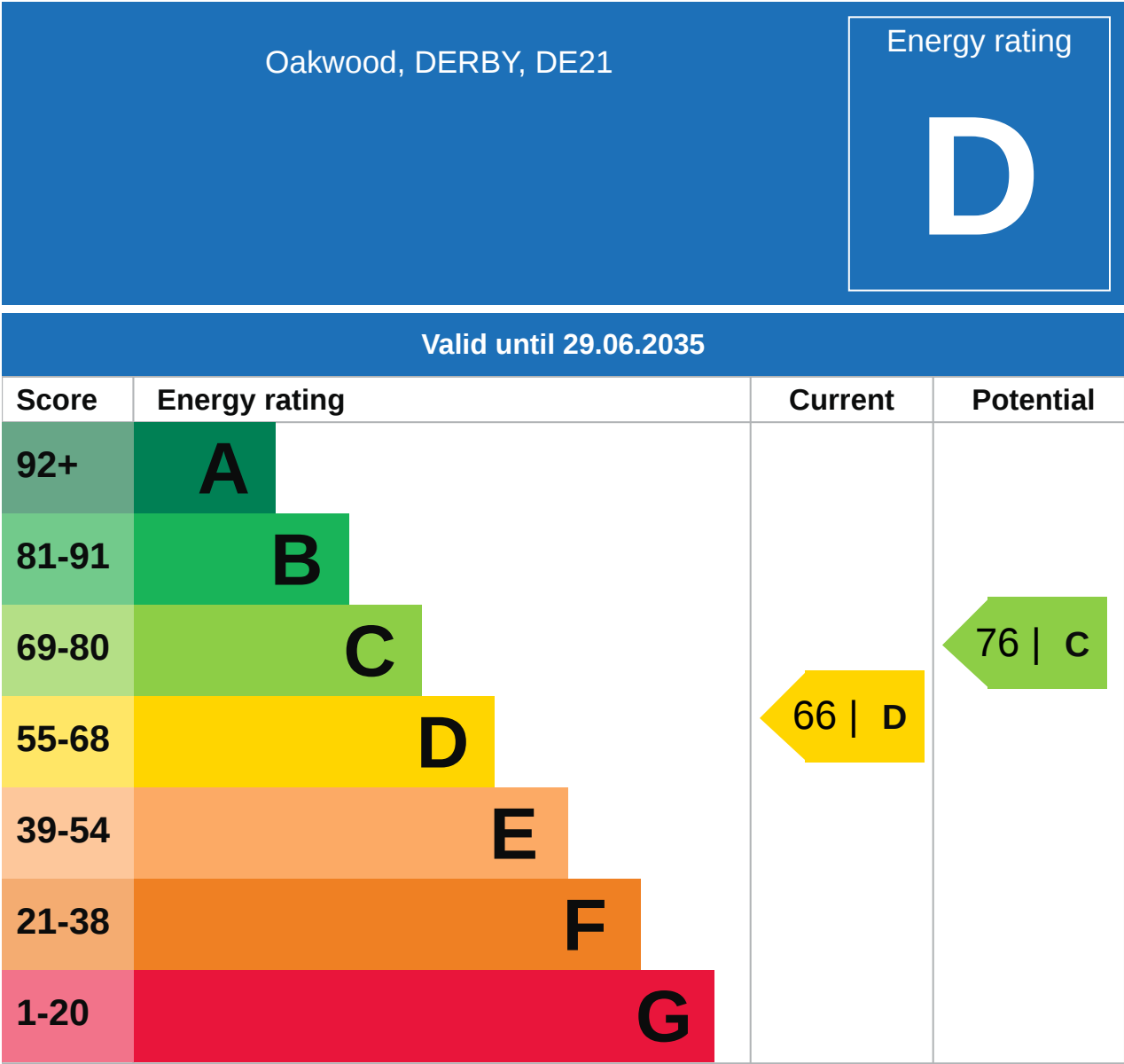




TROWBRIDGE CLOSE, OAKWOOD, DERBY, DE21



Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	64 m ²



Hannells

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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

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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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