

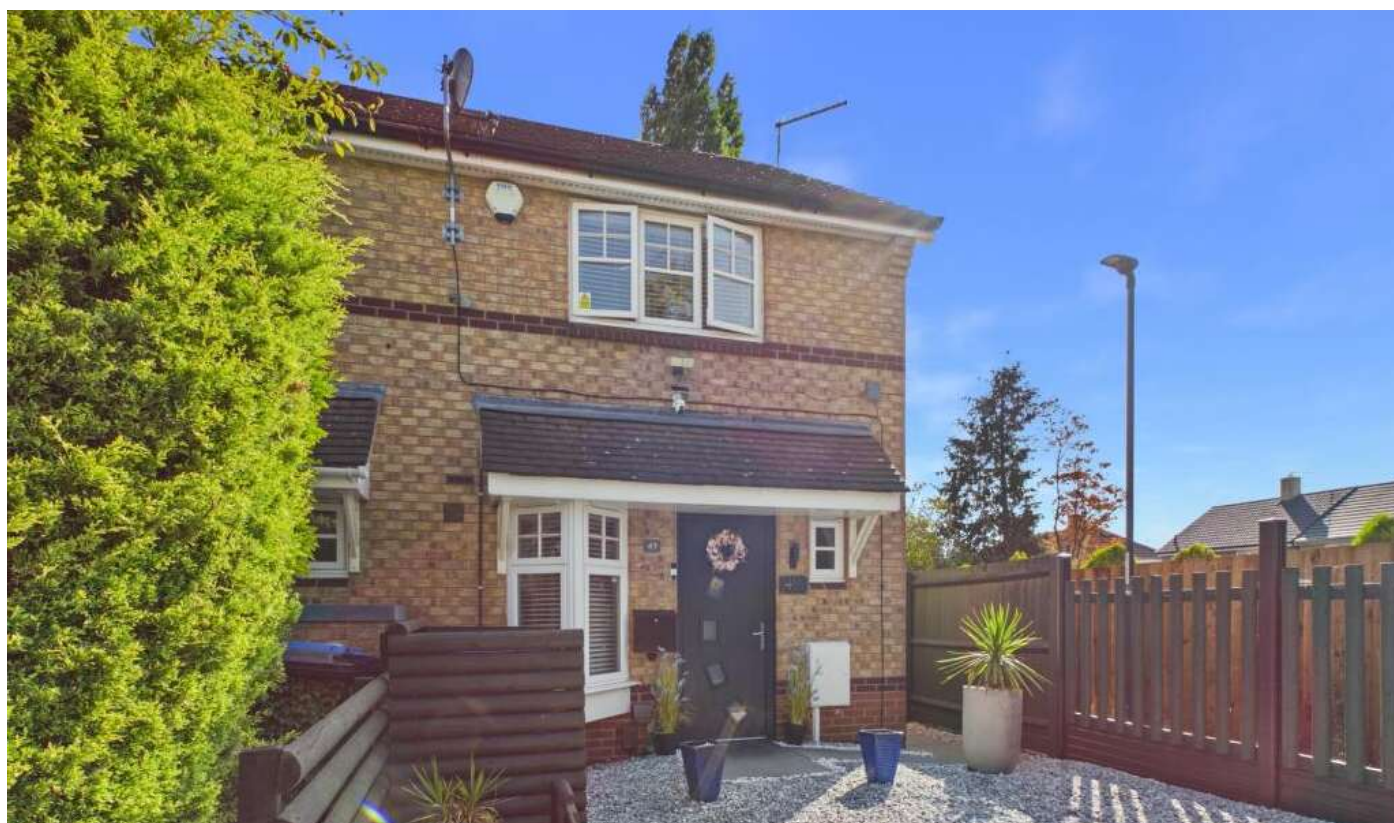


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



RYMILL DRIVE, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Two- Bedroomed End Town House
- > Well Presented Throughout
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold
- > Driveway Providing Off-Road Parking

Property Description

An attractive two-bedroom end-townhouse, tucked away down a private driveway in the ever-popular suburb of Oakwood. This well-maintained and well-presented home offers comfortable, move-in-ready accommodation, making it an ideal choice for first-time buyers. Early viewing is highly recommended. The accommodation benefits from gas-fired central heating and uPVC double glazing and briefly comprises: entrance hallway with pullout bespoke understairs storage, cloaks/WC, re-fitted kitchen with Neff hide and slide oven and Neff Induction hob, spacious living room and conservatory overlooking the rear garden. To the first floor, the landing provides access to two bedrooms and a modern shower room. Outside, to the front elevation, is a driveway providing off-road parking, together with a low-maintenance gravelled front garden. To the rear is a further low-maintenance garden with two artificial lawn areas, a gravelled area and pergola seating area. Rymill Drive is well situated for Oakwood and its range of amenities together with road links including the A38, A52, M1 motorway, A50 and access for Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (3'10" x 10'6") 1.18 x 3.19

Cloaks/WC: (3'2" x 5'1") 0.97 x 1.56

Kitchen: (5'9" x 10'5") 1.76 x 3.17

Living Room: (12'10" x 13'4") 3.90 x 4.06

Conservatory: (10'4" x 9'10") 3.15 x 3.00

First Floor Landing: (6'5" x 5'7") 1.96 x 1.70

Bedroom One: (9'4" x 10'5") 2.84 x 3.18

Bedroom Two: (6'2" x 9'4") 1.88 x 2.84

Shower Room: (6'5" x 5'7") 1.96 x 1.70

Please Note:

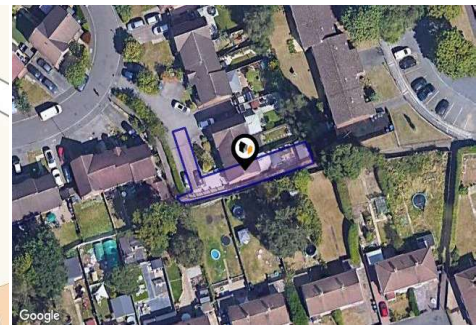
Within the meaning of the estate agency act 1979, the seller of this property is an associate of Hannells.

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. 6. Additional AML Charges may apply for complex cases, including trusts, overseas companies, overseas owners, or company structures requiring enhanced due diligence and verification.

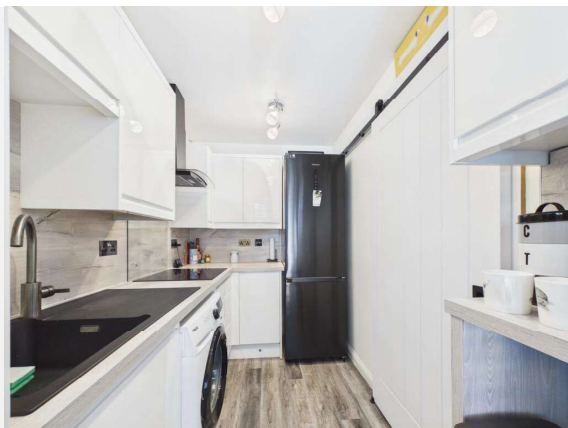


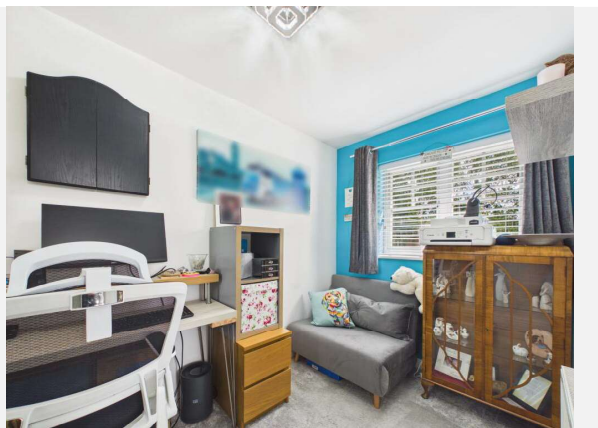
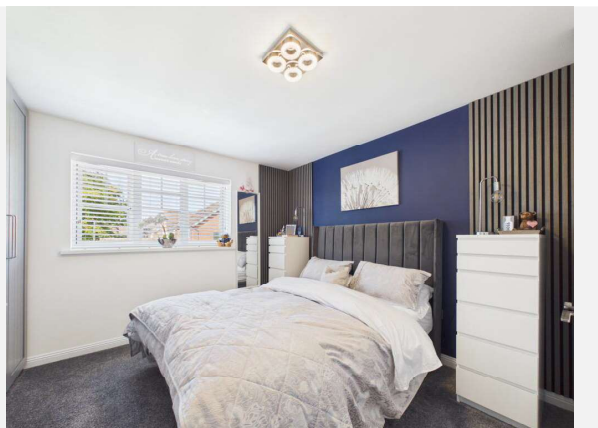
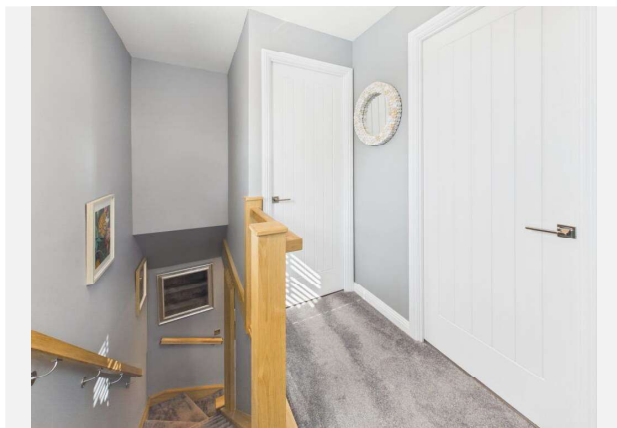
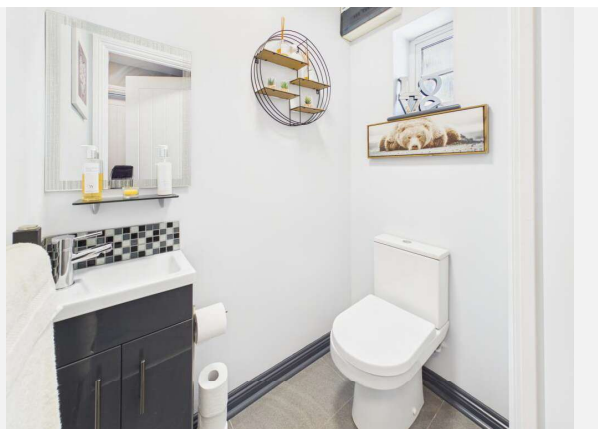
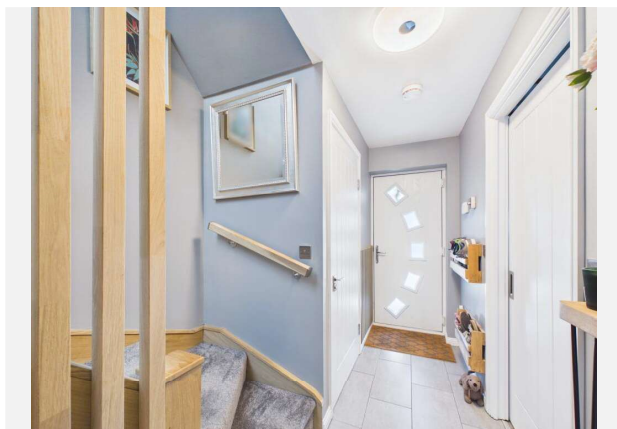
Property

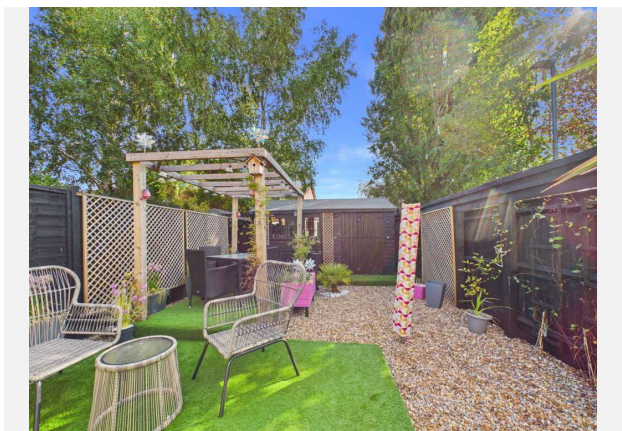
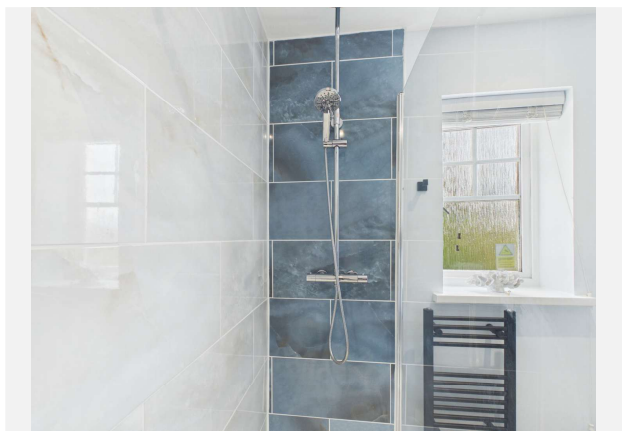
Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.05 acres		
Year Built :	2001		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY334688		

Local Area

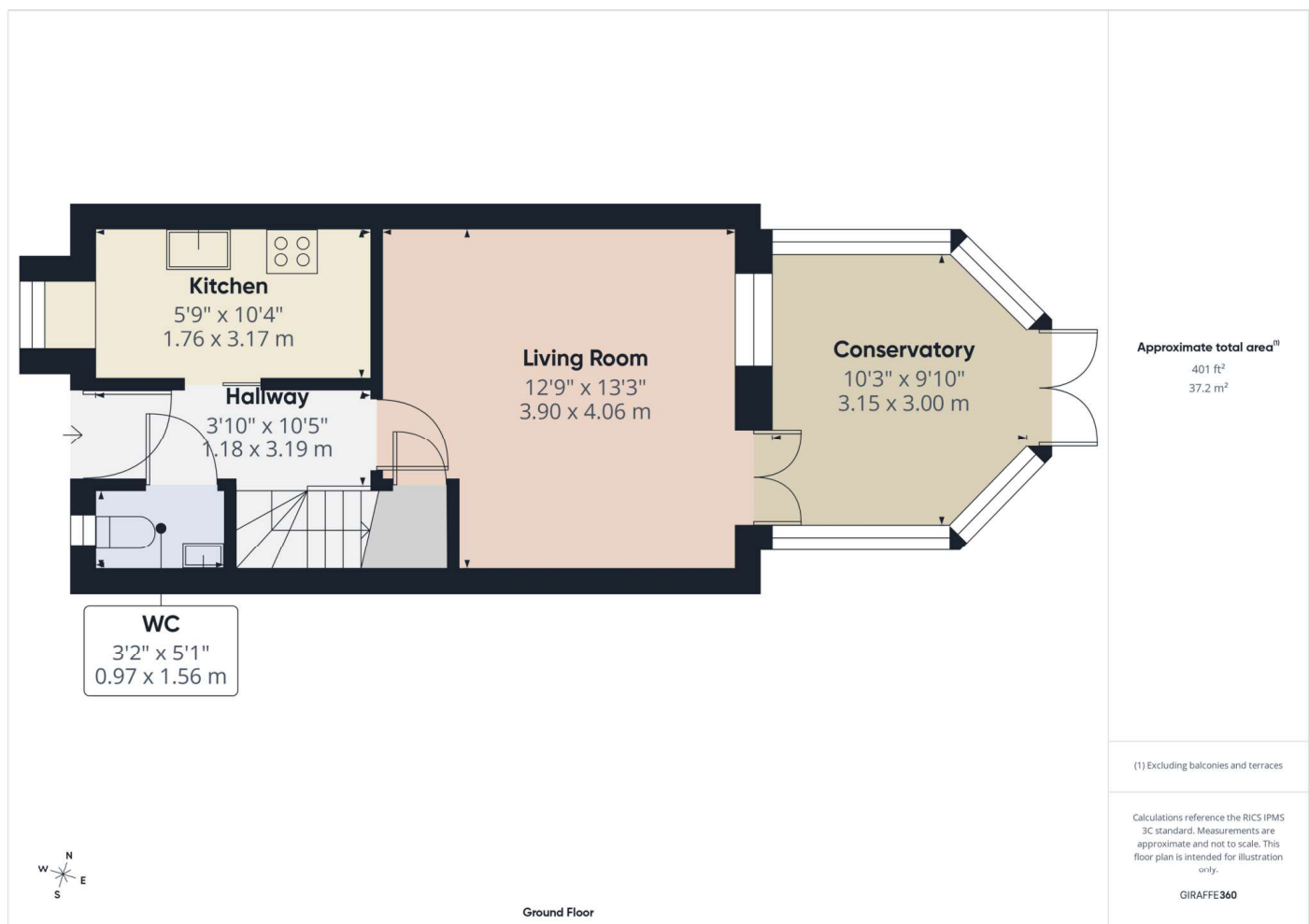
Local Authority:	Derby	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				



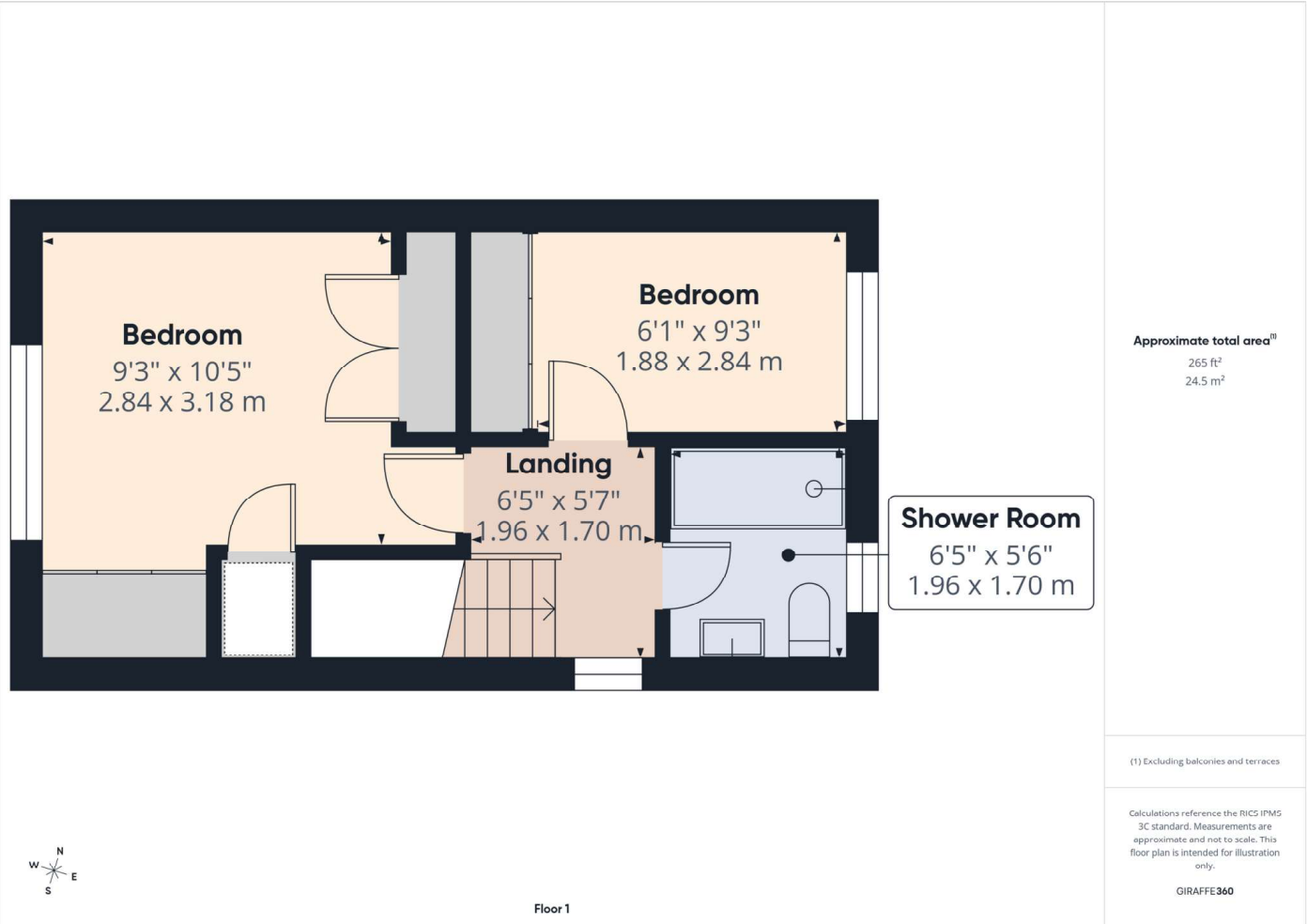




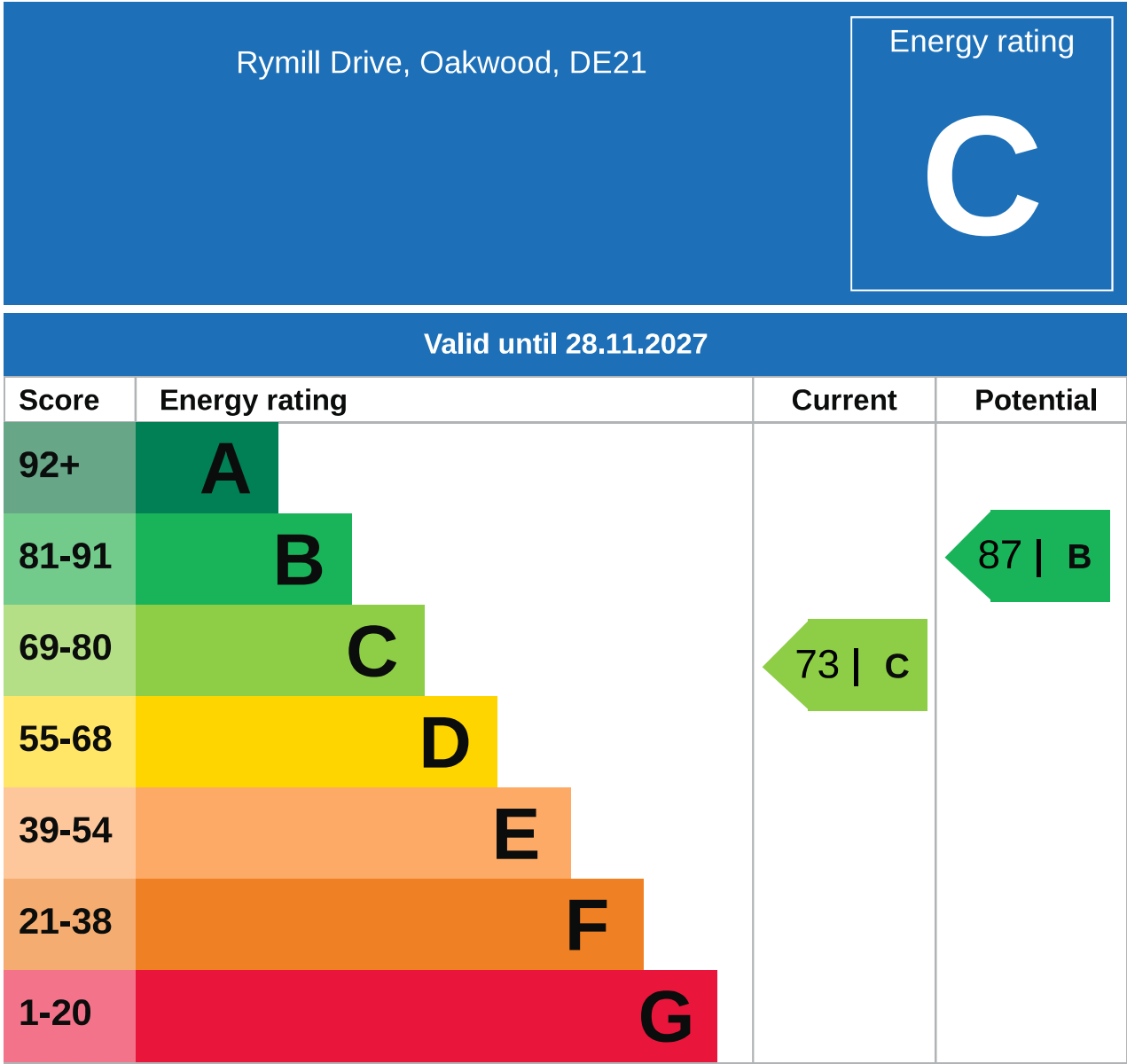
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	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:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	60 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.



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Hannells

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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