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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



DEACON CLOSE, OAKWOOD, DERBY, DE21

Hannells

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The Property Ombudsman

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Introduction
Our Comments

Useful Information:
> Modern Two Bedroomed Semi Detached Home (Originally Built As A Three)
> Popular Location, No Upward Chain
> Ideal First Time/Family Home
> EPC Rating C, Freehold
> Council Tax Band B

Property Description
Situated on Deacon Close in Oakwood, this two-bedroom (originally built as a three bedroomed home and may be easily converted if required) semi-detached house and offered for sale with no upward chain. The property would be ideal for the first time buyer or growing families alike and the well-presented accommodation includes a fitted breakfast kitchen, living room, driveway and an enclosed rear garden. The entrance hall has stairs rising to the first floor and leads into the living room. A front-facing bay window brings natural light into the room, which also has a fireplace. The breakfast kitchen is fitted with a range of cupboards and worktops, an oven and hob, and a breakfast bar. On the first floor, the landing leads to two bedrooms (originally three) and the bathroom. The main bedroom has fitted mirrored wardrobes and two windows, while the second bedroom is shown furnished as a home office. The bathroom comprises a bath, wash basin and WC. To the front, a driveway provides off-road parking alongside a lawned garden. The rear garden is enclosed by fencing and has a central lawn, paved seating areas and a garden shed. The property is located in the Oakwood area of Derby, with the city centre accessible from the area and further road links.

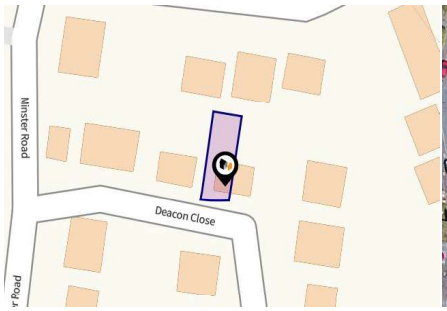
Room Measurement & Details
Side Hallway: (4'6" x 2'11") 1.38 x 0.90
Living Room: (14'10" x 10'3") 4.51 x 3.13
Breakfast Kitchen: (14'11" x 8'10") 4.55 x 2.69
First Floor Landing: (8'5" x 3'0") 2.57 x 0.91
Bedroom One: (14'10" x 10'6") 4.53 x 3.20
Bedroom Two: (8'10" x 8'7") 2.69 x 2.61
Bathroom: (5'10" x 5'9") 1.79 x 1.75

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.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	667 ft^2 / 62 m^2		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,794		
Title Number:	DY69442		

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)

4 mb/s	107 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

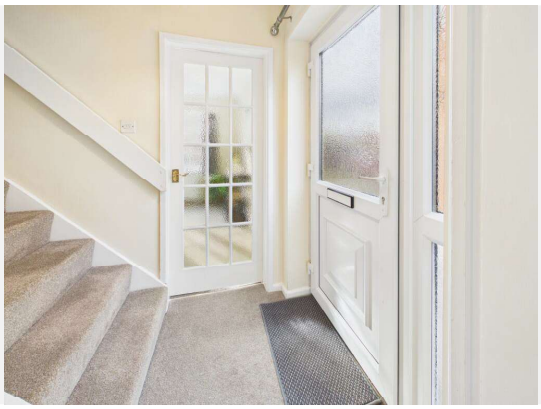
Gallery
Photos



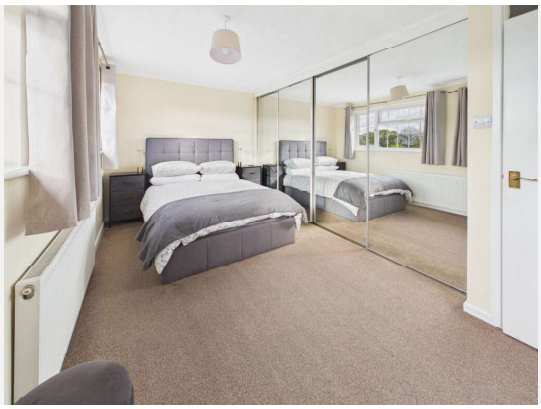






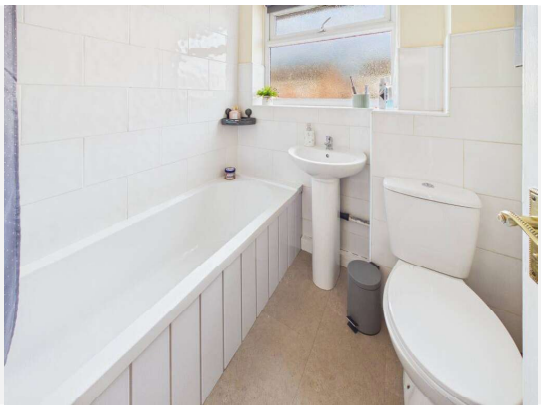








Gallery
Photos



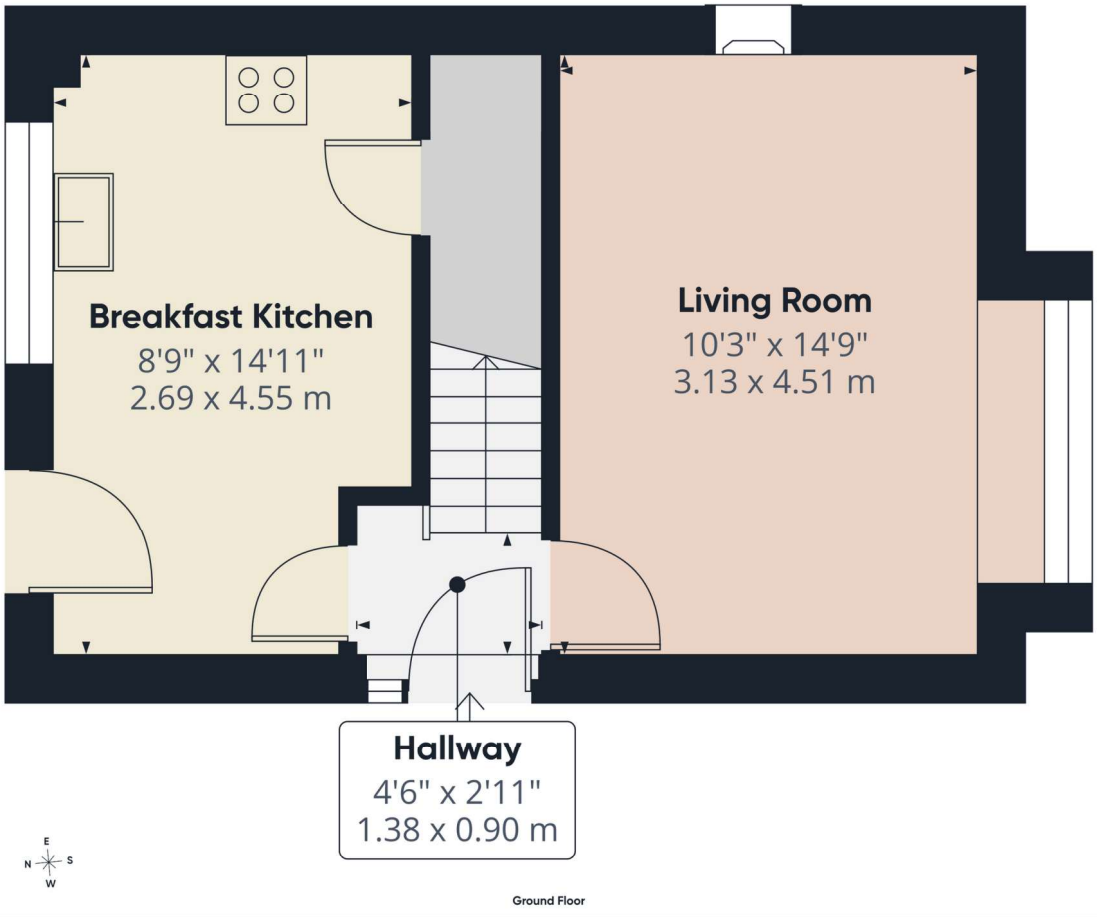


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Gallery
Floorplan

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A Moving Experience

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Approximate total area(1)
338 ft²
31.4 m²

(1) Excluding balconies and terraces

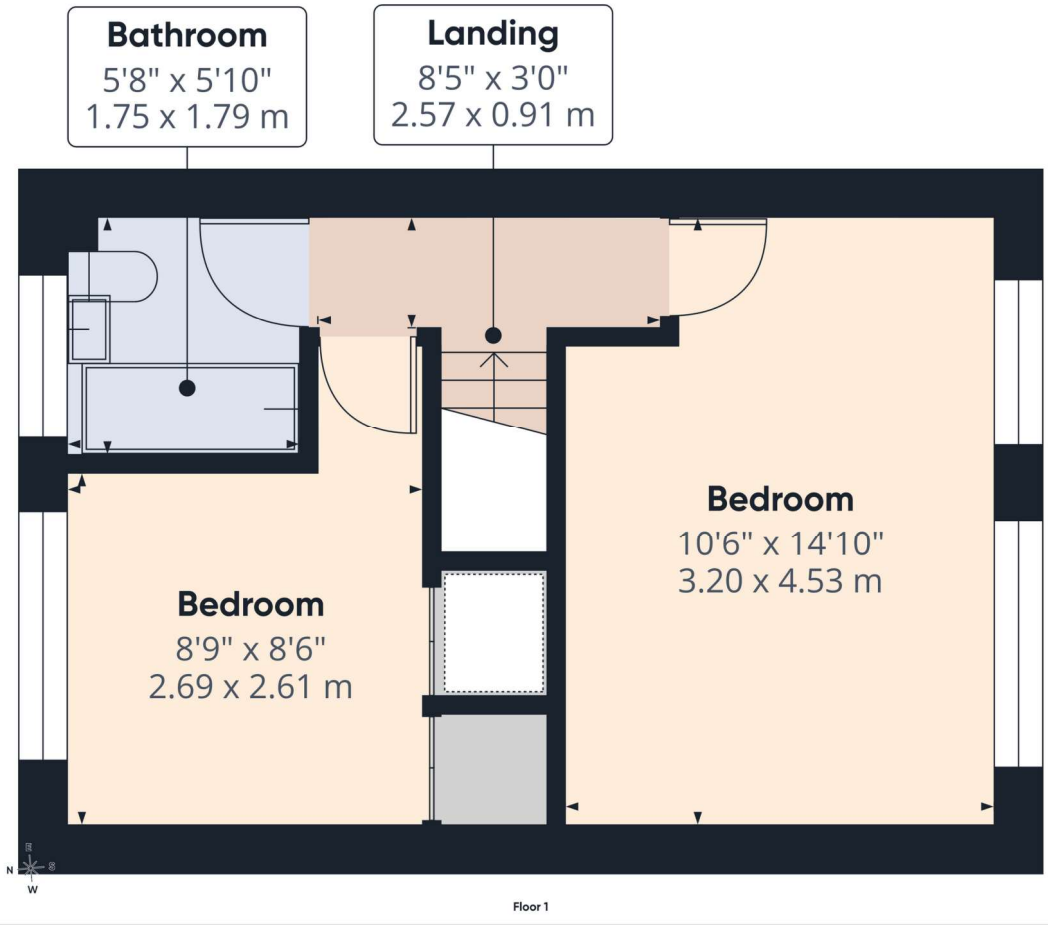
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Gallery
Floorplan

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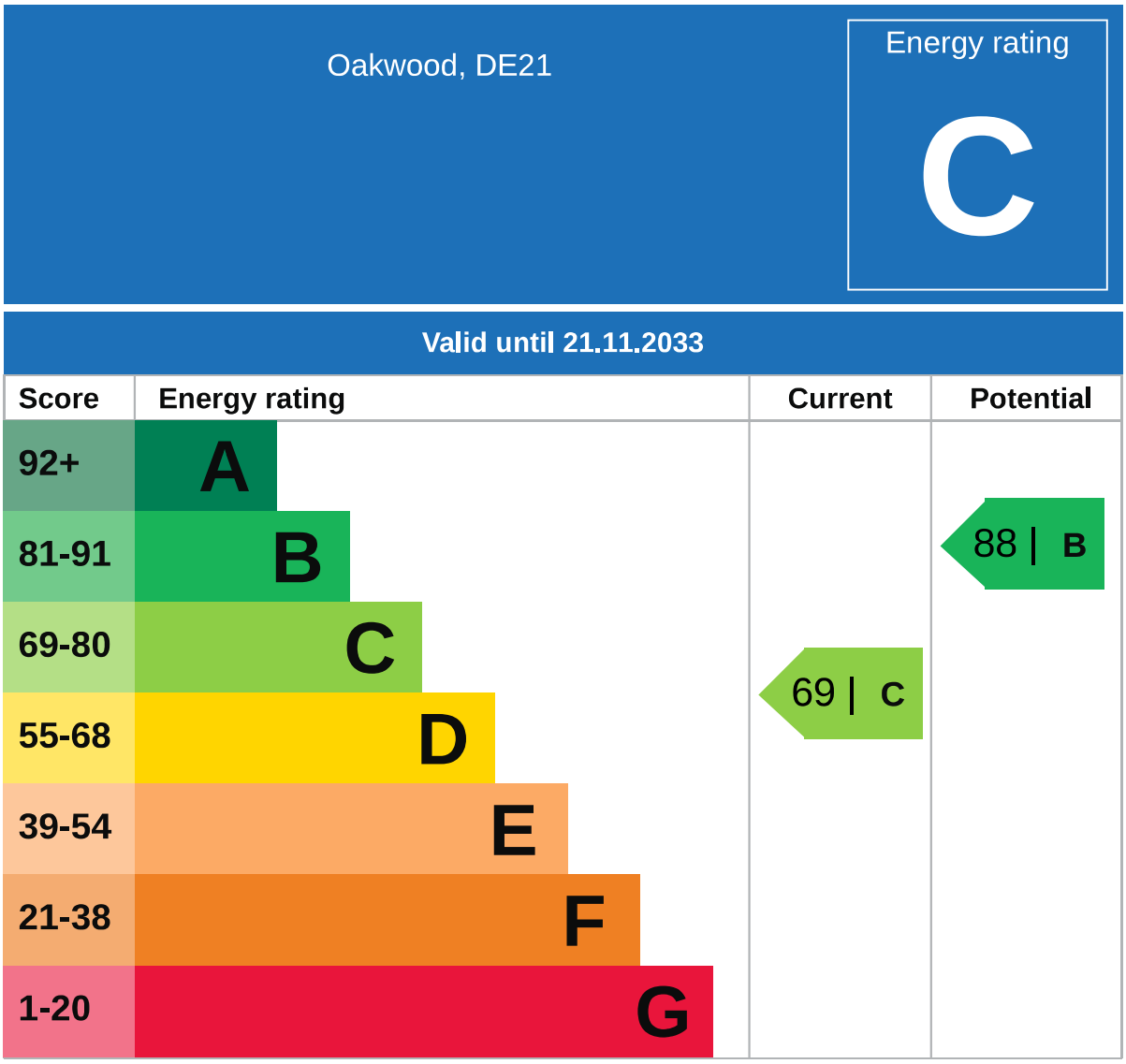
Approximate total area(1)
299 ft²
27.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property
EPC - Certificate



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	62 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

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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.

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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, knowledgable 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 Hannels. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth procces.

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Data Quality

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