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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026



EDWINSTOWE ROAD, OAKWOOD, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Well-Presented Semi- Detached Home
- > Two Double Bedrooms, No Upward Chain
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Driveway Providing Off-Road Parking

Property Description

This two-bedroom semi-detached home provides well-presented accommodation, a modern dining kitchen and an enclosed rear garden and is offered for sale with no upward chain. Situated on Edwinstowe Road in Oakwood, the property is likely to appeal to first-time buyers, couples and small families seeking a freehold home within this popular residential area. The ground floor begins with a bright living room, featuring a neutral interior with wood-effect flooring. Stairs rise from the room to the first floor, while a doorway leads through to the dining kitchen with door providing direct access to the garden. To the first floor are two well-proportioned bedrooms and bathroom. Outside, the property is set behind a lawned frontage with a paved path leading to the entrance. runs alongside the house towards the rear. The enclosed back garden includes a paved seating area adjoining the property and a lawn beyond, offering practical space for outdoor dining, play and relaxation. Timber fencing provides the boundary. Edwinstowe Road is located within the established Oakwood area of Derby, which offers access to a range of local shops, schools and everyday amenities. The location is also convenient for routes into Derby city centre and connections towards the wider road network.

Room Measurement & Details

Door To:

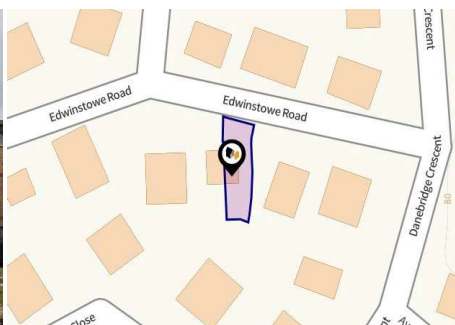
- Living Room: (15'8" x 11'10") 4.78 x 3.61
- Dining Kitchen: (11'9" x 8'10") 3.58 x 2.69
- Landing: (6'10" x 2'8") 2.08 x 0.81
- Bedroom: (11'10" x 7'6") 3.61 x 2.29
- Bedroom: (11'10" x 8'10") 3.61 x 2.69
- Bathroom: (8'10" x 4'6") 2.69 x 1.37

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 Overview

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,537
Title Number:	DY343323

Tenure: Freehold

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)

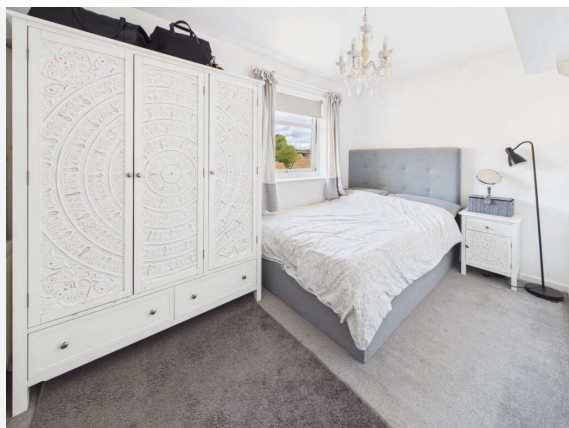
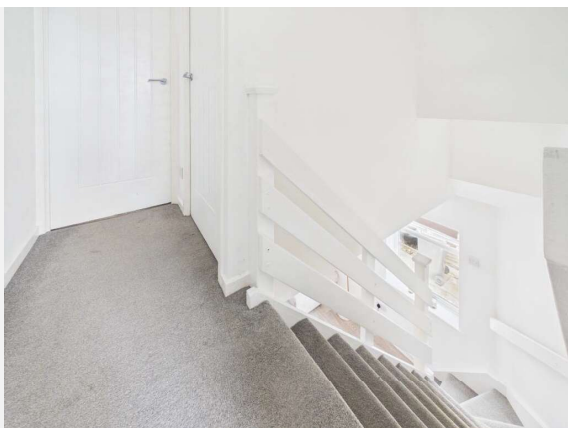
3	70	1800
mb/s	mb/s	mb/s

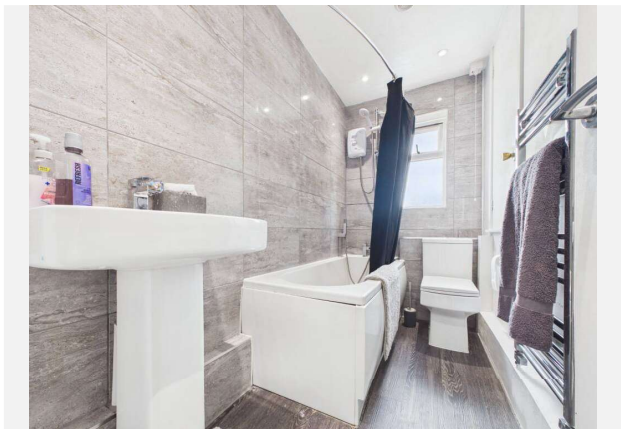
Mobile Coverage:
(based on calls indoors)



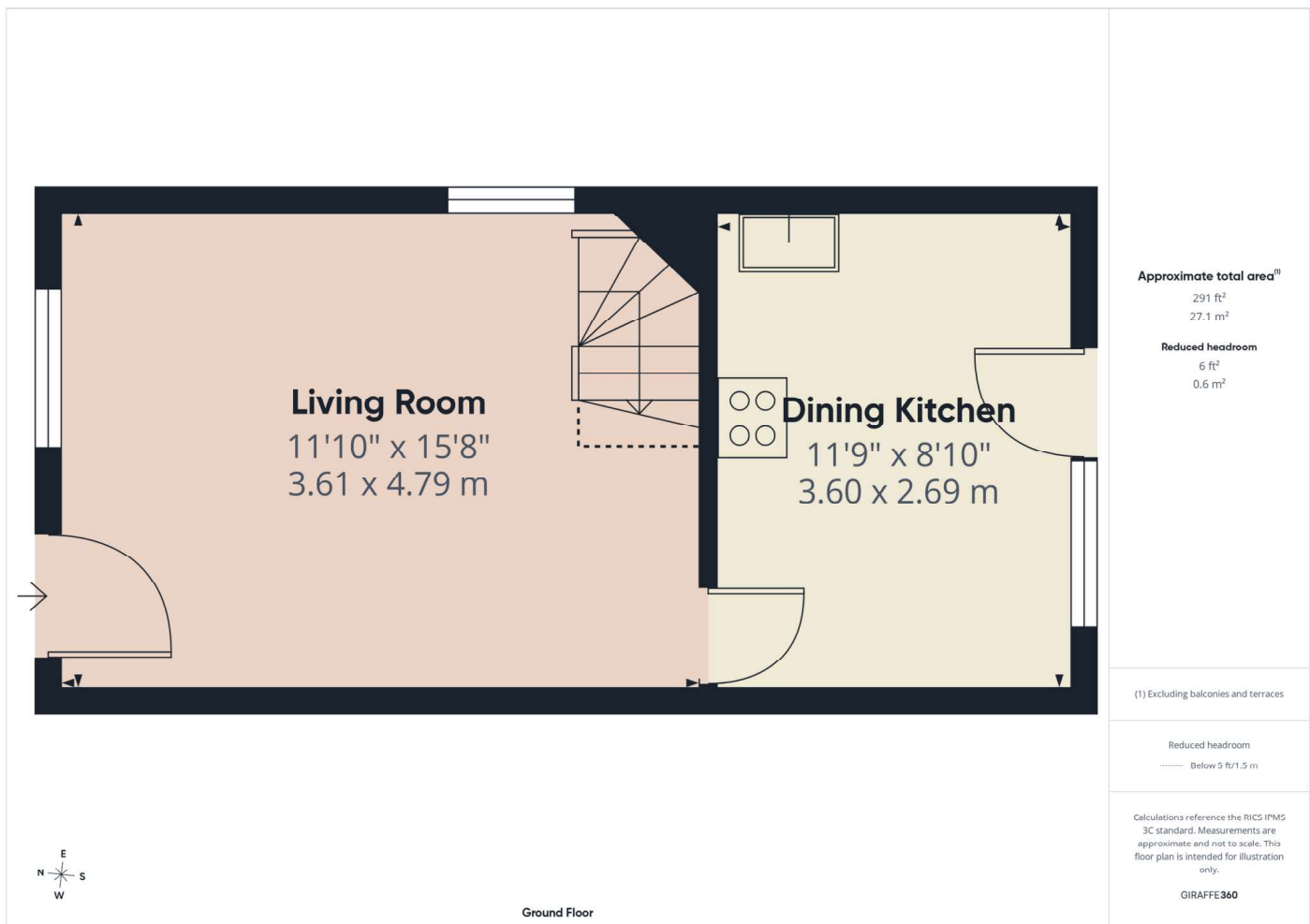
Satellite/Fibre TV Availability:



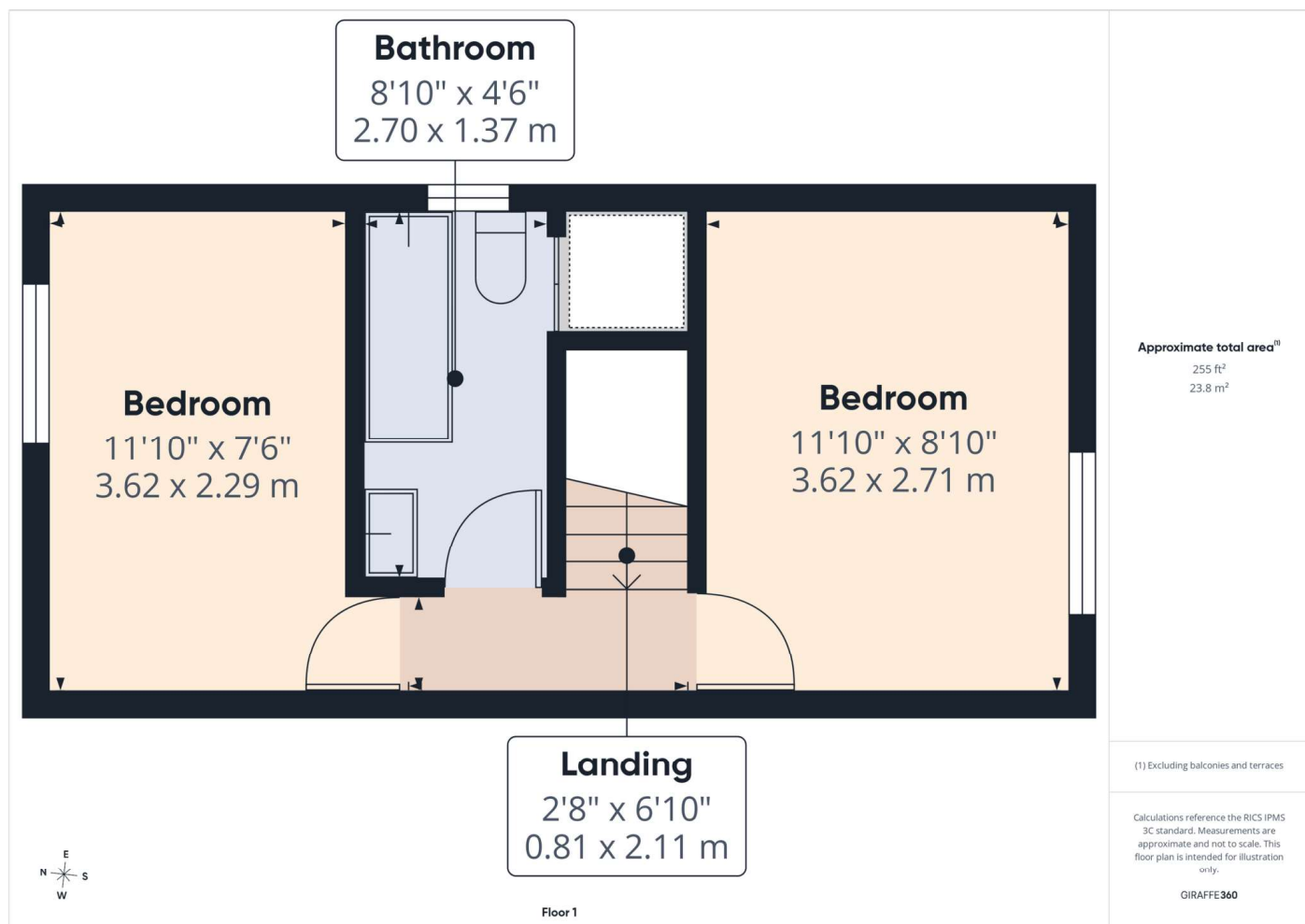




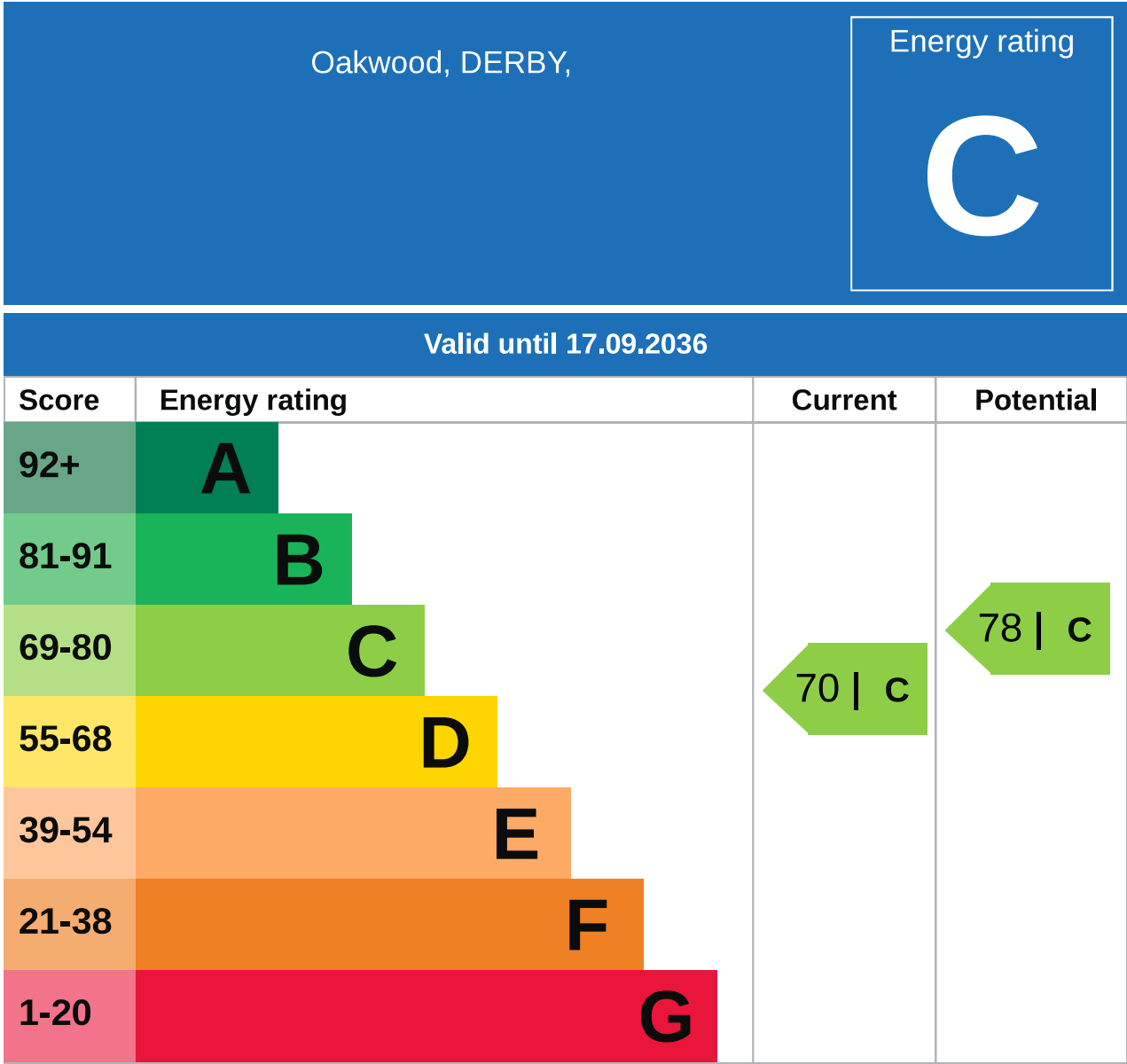
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Property EPC - Certificate



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
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:	55 m ²



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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

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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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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