

Lydstep Close

Oakwood, Derby, DE21 2RY

John
German



Lydstep Close

Oakwood, Derby, DE21 2RY

£165,000

This two bedroom mid-townhouse offers great value accommodation, the accommodation briefly comprises, entrance hall, useful cupboard, sitting room, dining kitchen, generous master bedroom with built-in wardrobes, good sized second bedroom and bathroom. Driveway parking.

Situated within the ever popular residential suburb of Oakwood on the outskirts of Derby, ensuring fast access to the city centre, link roads close by to include A52, A38 and A6 connecting to the motorway network linking to other regional centres. There is an excellent range of local amenities including shops, schools. Pubs and eateries as well as plenty of green spaces to enjoy.

Front door which opens into a lobby with a useful cloaks cupboard and a door leading into the lounge. This comfortable room has a double central heating radiator, TV and telephone points, and a sealed unit double glazed window to the front elevation.

The dining kitchen sits across the rear of the house and is fitted with a range of base, wall and drawer units having matching cupboard fronts, roll edge work surfaces with inset 1½ basin sink unit with draining board, built-in four ring gas hob with extractor hood over, integrated electric fan assisted oven, plumbing suitable for an automatic washing machine, complementary tiled splashbacks, ample dining space, central heating radiator, useful under stairs storage cupboard and sealed unit double glazed window to the rear. Glazed and panelled door provides access to the rear garden, wall mounted boiler servicing the central heating system.

On the first floor stairs lead to a central landing with doors leading off to the bedrooms and bathroom.

Bedroom one has built-in wardrobes, central heating radiator, useful over stairs storage cupboard, TV and telephone points and sealed unit double glazed window to the front.

Bedroom two has a central heating radiator and double glazed window to the rear.

Bathroom with full suite comprising, low flush w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, complementary ceramic wall tiling, tile effect flooring, central heating radiator, extractor fan and obscure double glazed window to the rear.

Outside the property is set back from the road behind a lawned fore garden with a djacent driveway providing off-street car standing and to the rear of the property, is a low maintenance garden mainly laid to lawn with patio.

Agents note: This property is currently tenanted until April. The tenant has been given notice.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

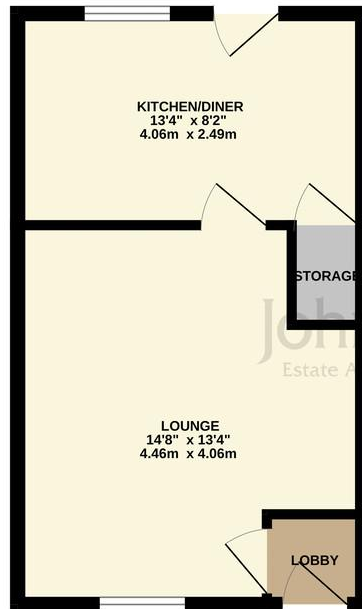
Our Ref: JGA02022026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

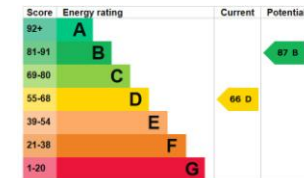
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

