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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th October 2025



ROE FARM LANE, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Modern Mid Town House Available With No Upward Chain
- > Off-Road Parking For Two Vehicles
- > EPC Rating C, Standard Construction
- > Council Tax Band A, Freehold
- > Entrance Hallway, Lounge

Property Description

A modern, two-bedroomed, mid town house ideal for the first time buyer or investment purchaser available with no upward chain and benefiting from off-road parking for two vehicles! The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance hallway, lounge and dining kitchen. To the first floor are two bedrooms and bathroom with a three piece suite. Outside, there is off-road parking for two vehicles to the rear elevations. Roe Farm Lane is well situated for both Chaddesden And Derby respectively which offer a range of shops, schools and transport links together with easy access for Derby City centre and further road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hallway: (3'8" x 5'4") 1.12 x 1.63

Lounge: (12'9" x 11'5") 3.89 x 3.48

Dining Kitchen: (8'7" x 14'8") 2.62 x 4.47

First Floor Landing: (3'4" x 6'2") 1.02 x 1.88

Bedroom One: (11'6" x 11'5") 3.51 x 3.48

Bedroom Two: (9'8" x 8'1") 2.95 x 2.46

Bathroom: (5'11" x 6'2") 1.80 x 1.88

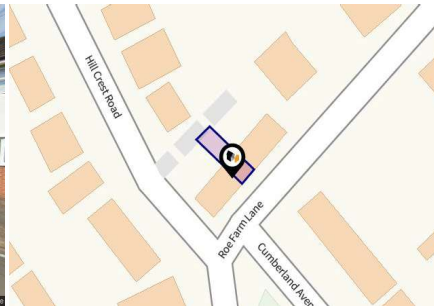
Outside:

There is off road parking for two vehicles to the rear elevation.

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.

Property Overview



Property

Type: Terraced
Bedrooms: 2
Plot Area: 0.02 acres
Council Tax : Band A
Annual Estimate: £1,464
Title Number: DY357529

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)

11
mb/s



62
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

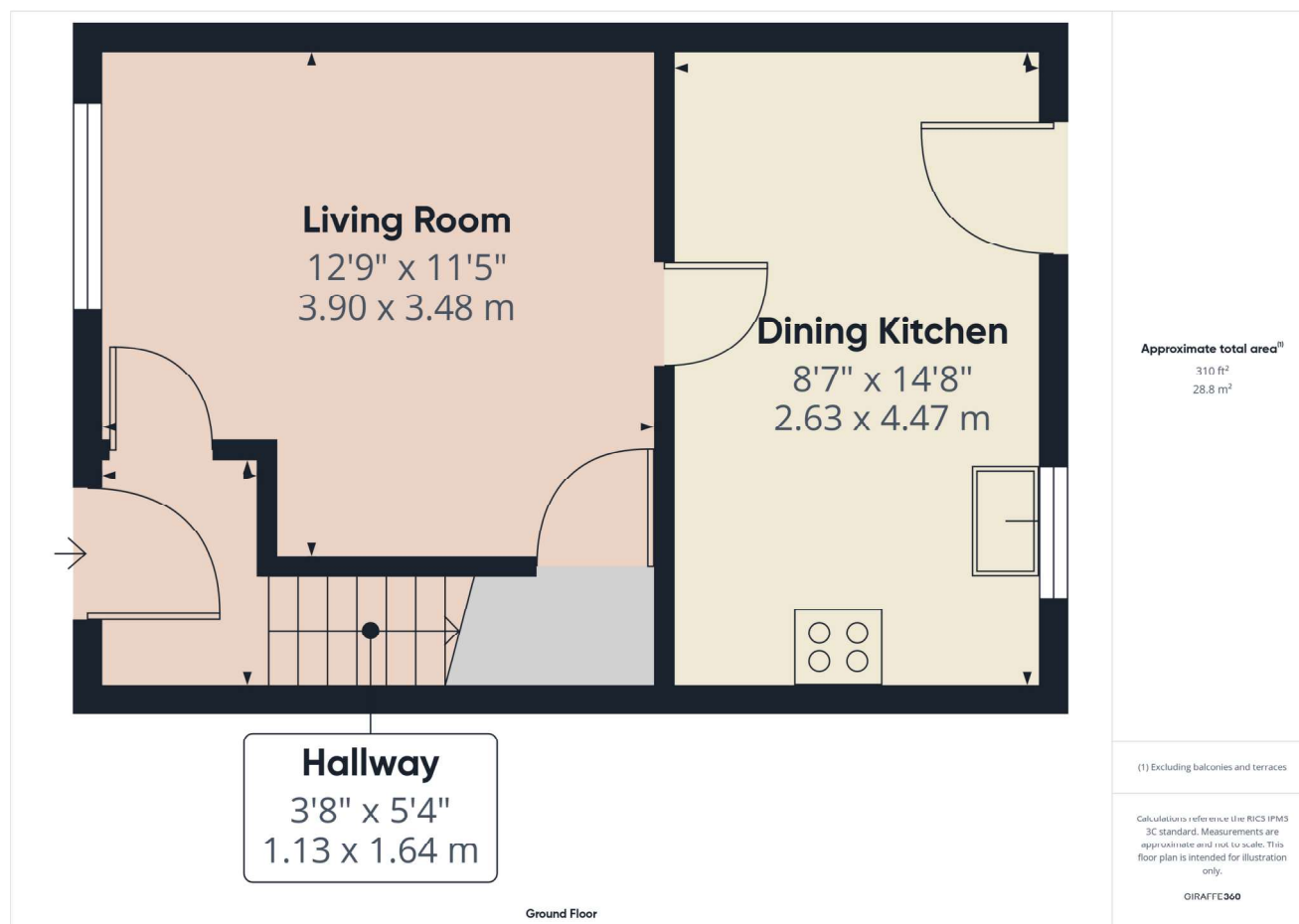




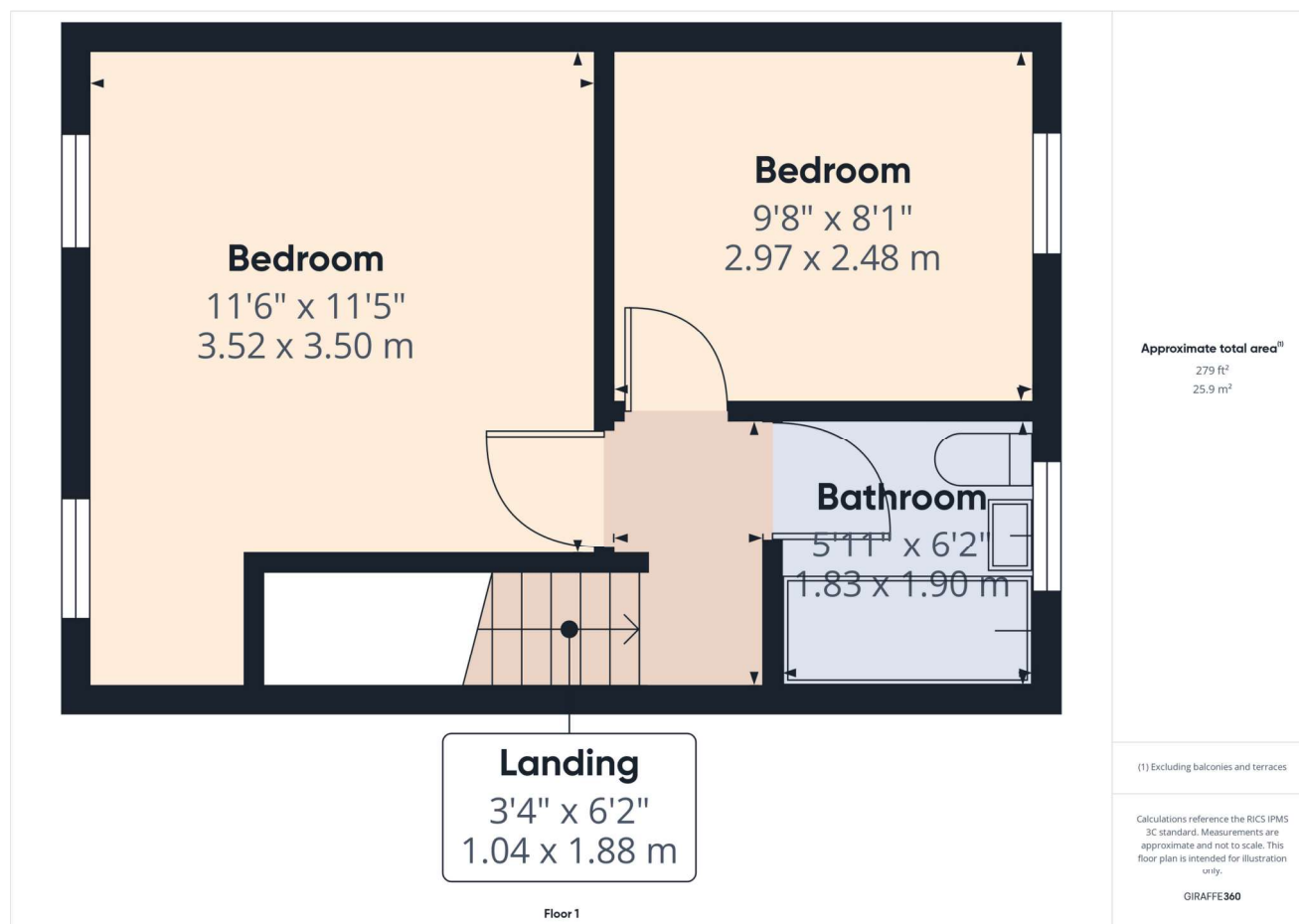
Gallery Photos



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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

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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, 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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