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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



ROSS WALK, DERBY, DE21

Hannells

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Introduction

Our Comments



Useful Information:

- > Two Double-Bedroom, End-Terrace Home
- > No Upward Chain, Ideal First Time Buy
- > EPC Rating D, Wimpey No-Fines Construction
- > Council Tax Band A, Freehold
- > Off-Road Parking, Gardens To Front, Side & Rear

Property Description

A charming end-terrace home offering two double-bedrooms and located in the popular Breadsall Hilltop area of Derby. Ideally suited to a first-time buyer or downsizer, the property combines comfortable living with a practical layout and outdoor space. A viewing is highly recommended! The accommodation is supplemented by gas central heating and double glazing and features a welcoming hallway, a spacious bay-fronted living room, dining kitchen and spacious cloaks/WC. Upstairs, the landing leads to two double bedrooms—each offering ample space—and a family shower room with white three-piece suite. Outside, are gardens to front, side and rear elevations. The front is arranged for ease of maintenance with decorative slate. There are two lawned areas to the side elevation incorporating a driveway providing off-road parking. The rear garden is enclosed and laid mainly to lawn. Ross Walk is a popular and well-connected area and is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links including the A38, A52 and M1 motorway respectively.

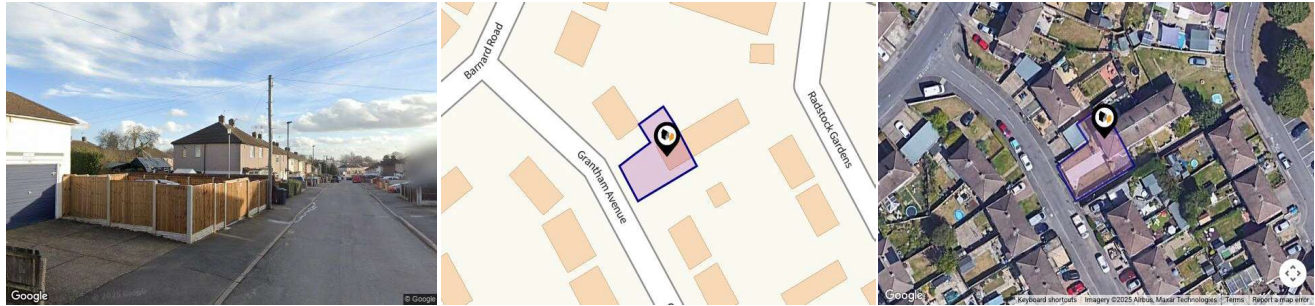
Room Measurement & Details

Entrance Hallway: (5'6" x 3'2") 1.67 x 0.97
Living Room: (14'7" x 11'5") 4.45 x 3.48
Dining Kitchen: (13'0" x 9'4") 3.96 x 2.85
Downstairs Utility/W.C: (4'3" x 6'4") 1.30 x 1.92
First Floor Landing: (5'11" x 5'8") 1.80 x 1.73
Bedroom One: (14'5" x 9'5") 4.40 x 2.88
Bedroom Two: (9'5" x 11'6") 2.87 x 3.51
Shower Room: (7'11" x 5'5") 2.42 x 1.65

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:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,464		
Title Number:	DY96458		

Local Area

Local Authority:	Derby
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

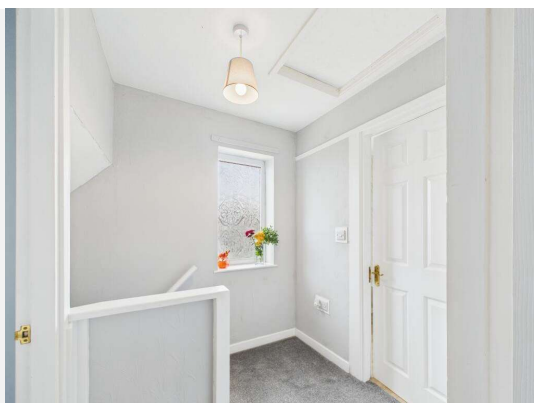
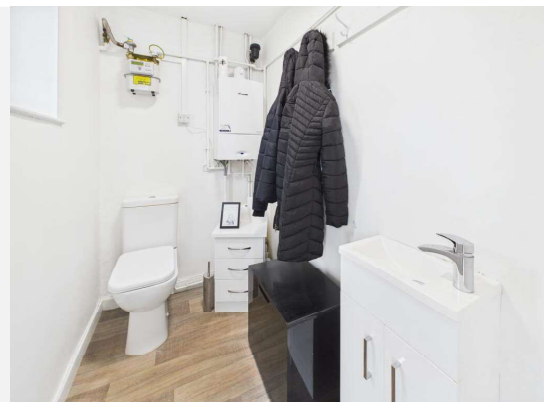
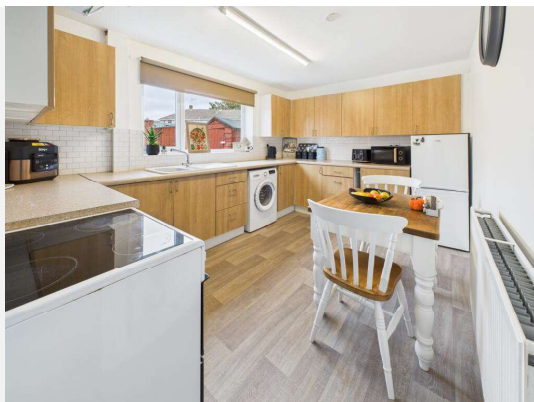
5	190	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



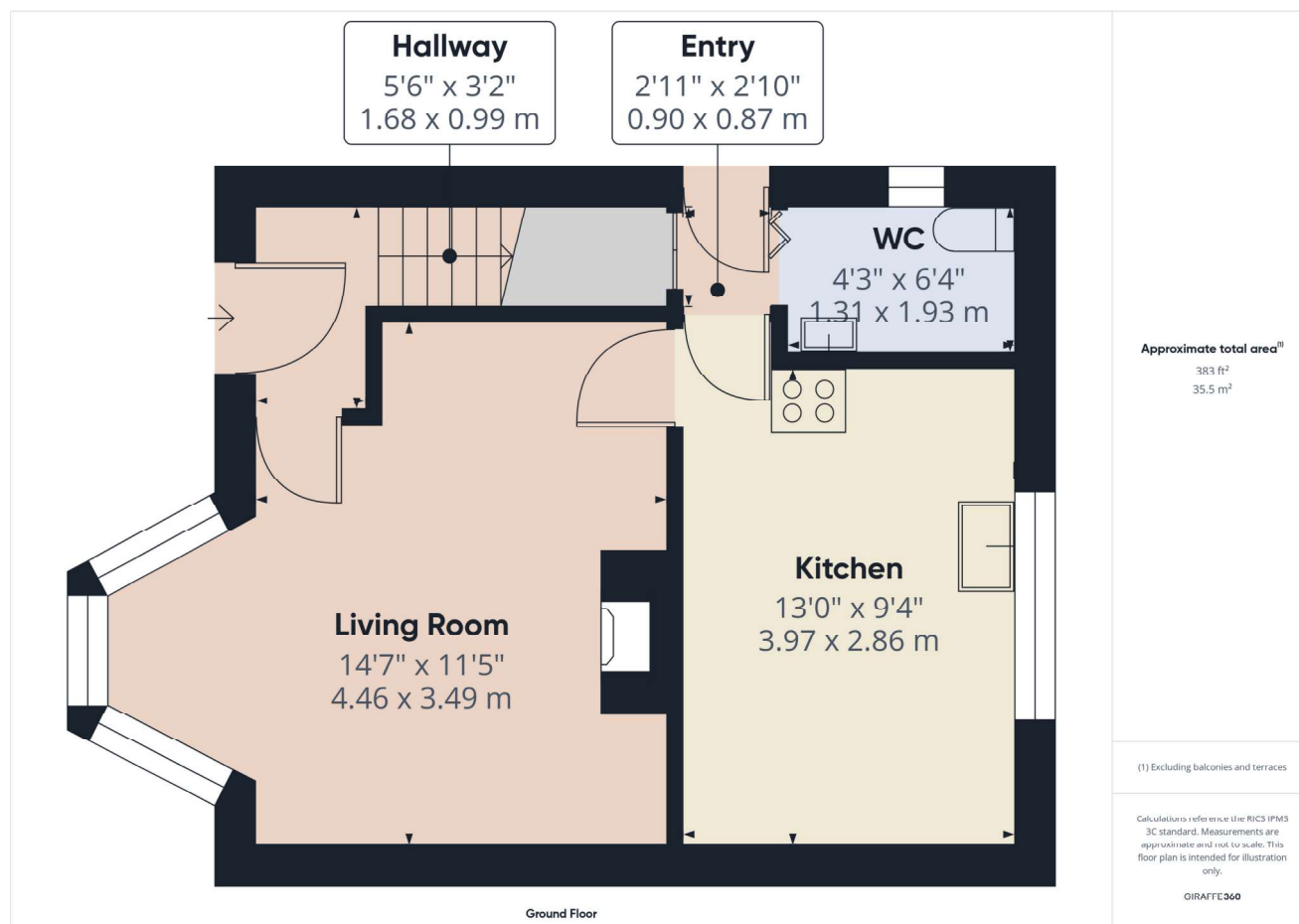
Satellite/Fibre TV Availability:



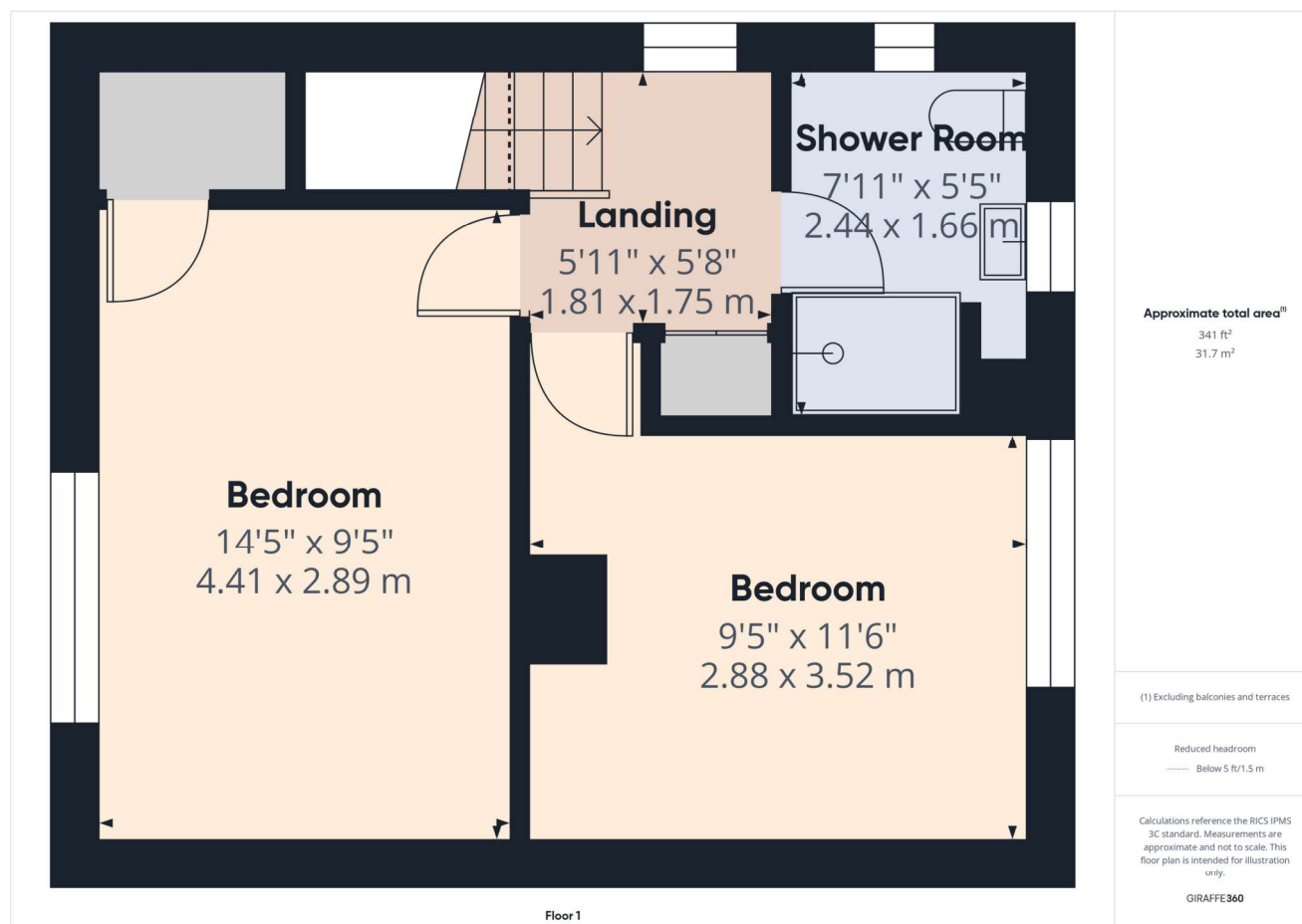




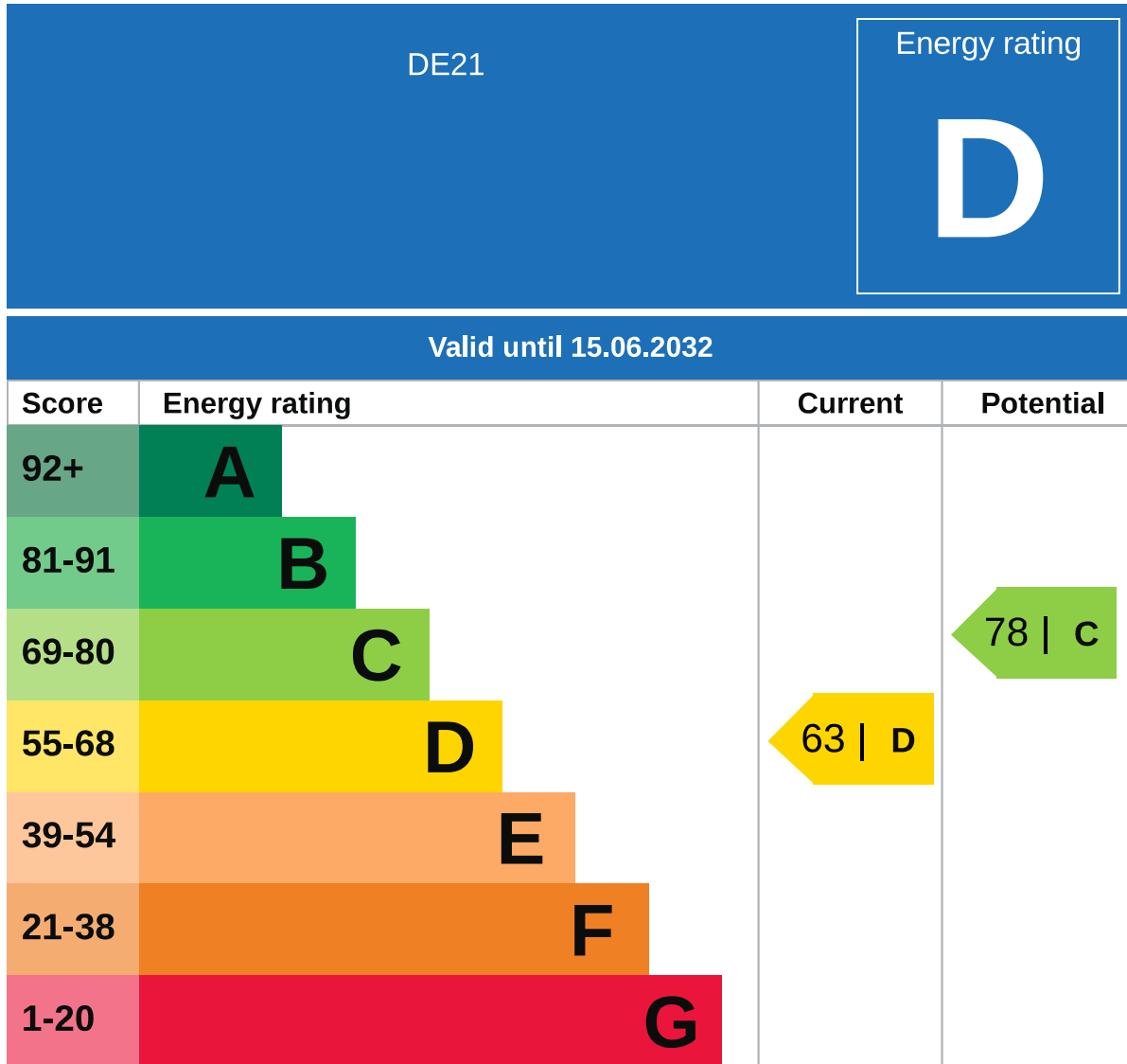
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
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 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	70 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.

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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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