



Roman Road, Derby, DE1 3RX

welcome to

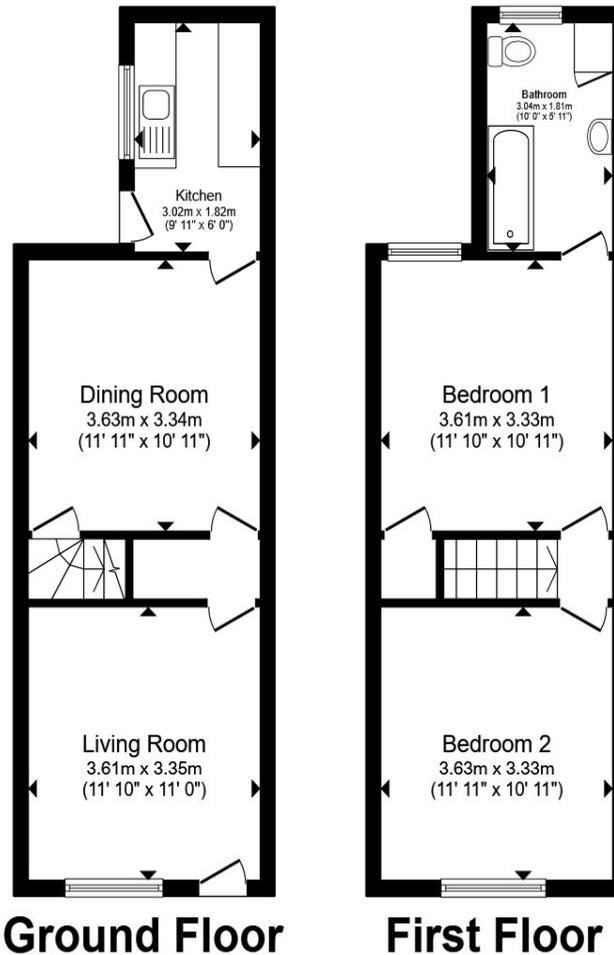
Roman Road, Derby

This beautifully presented two-bedroom mid-terraced home in Derby offers a warm and inviting blend of space, character, and practicality. Thoughtfully maintained throughout, the property showcases original vintage features including charming fireplaces paired with a modern layout ideal for everyday living. The ground floor hosts a cosy yet spacious lounge with a feature fireplace, a separate dining room perfect for family meals or entertaining, and a well-equipped fitted kitchen that opens directly onto the garden. Upstairs, you'll find two generous double bedrooms, both with original fireplaces, and a fully fitted family bathroom conveniently accessed through bedroom one.

Outside, the property boasts a good-sized garden with lawn, patio, and a handy storage shed—an ideal space for relaxing or hosting in warmer months.

Located close to excellent schools, bustling local shops, Derby city centre, and major road links including the A50, M1 and A38, this home offers superb convenience. With its welcoming feel, vintage charm, and ready-to-move-into condition, it's an ideal choice for first-time buyers, investors, or a small family.





Total floor area 66.2 m² (713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

welcome to

Roman Road, Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Beautiful 2-bed mid-terraced home with vintage character
- Two spacious double bedrooms with original fireplaces

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£130,000

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Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121519 - 0004

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