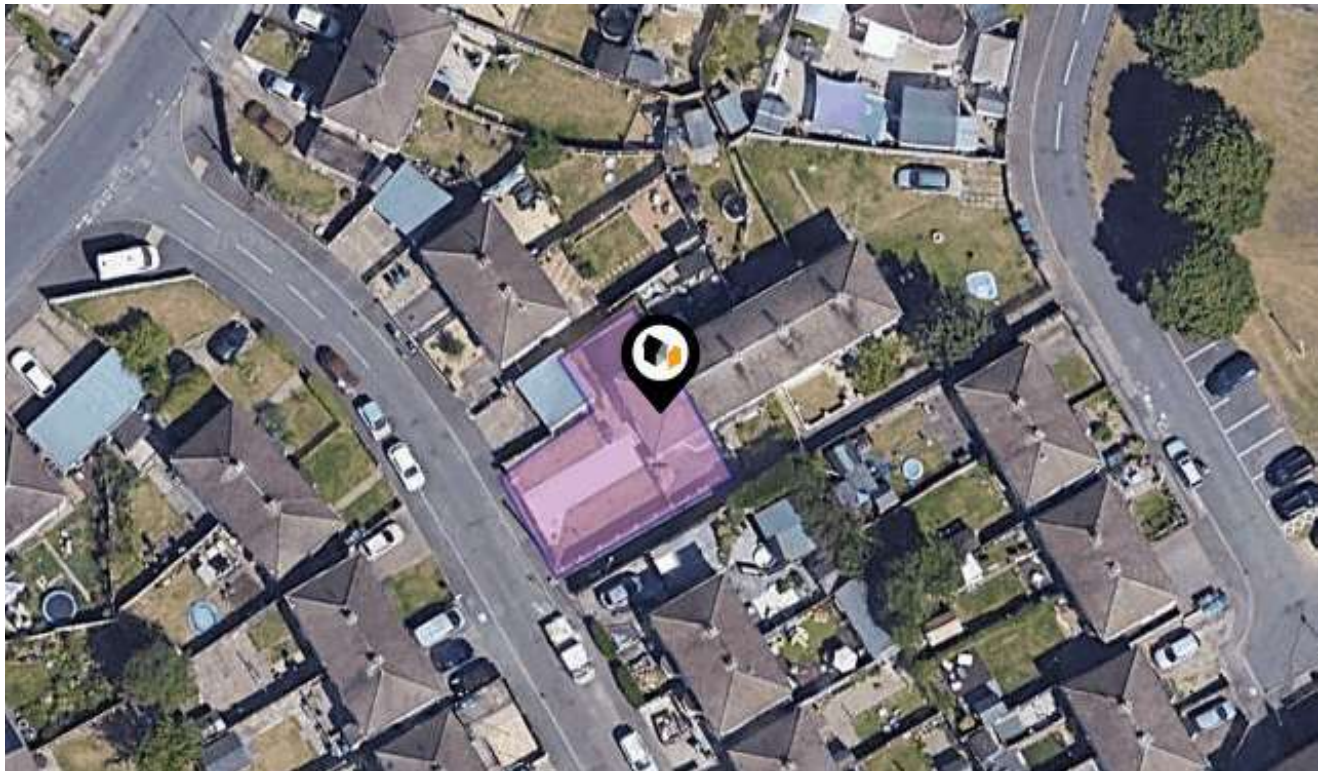




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 27<sup>th</sup> January 2026**



## ROSS WALK, DERBY, DE21

### Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk

# Introduction

## Our Comments



### Useful Information:

- > Two Double-Bedroom, End-Terrace Home
- > 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

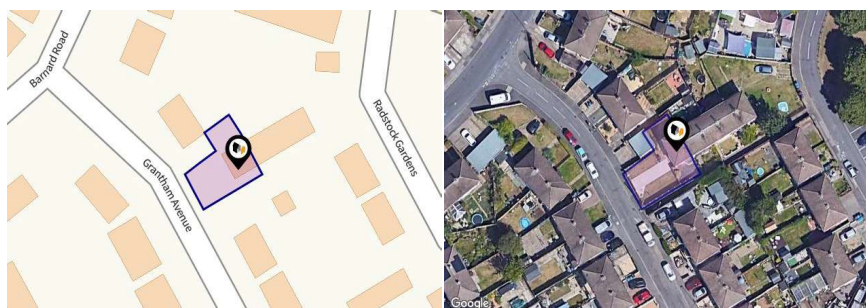
### Buyer Information:

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



street-view-image



## Property

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

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>187</b> mb/s	<b>1000</b> mb/s

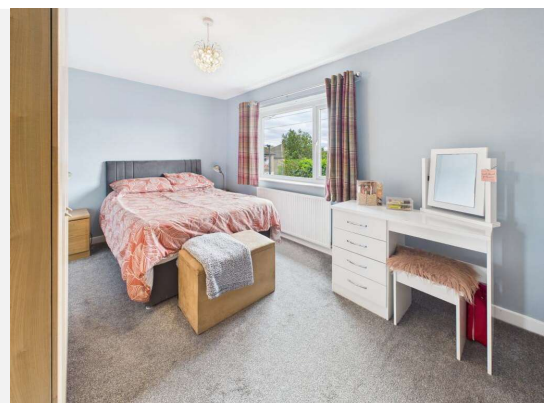
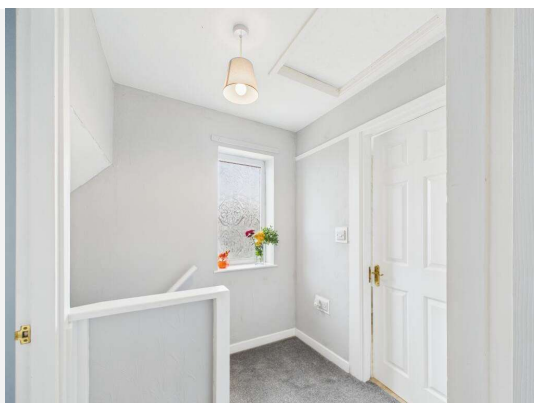
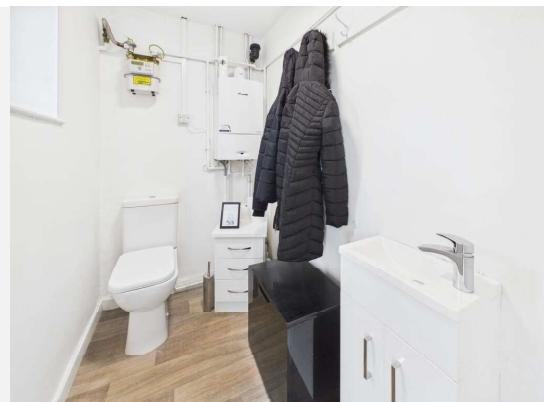
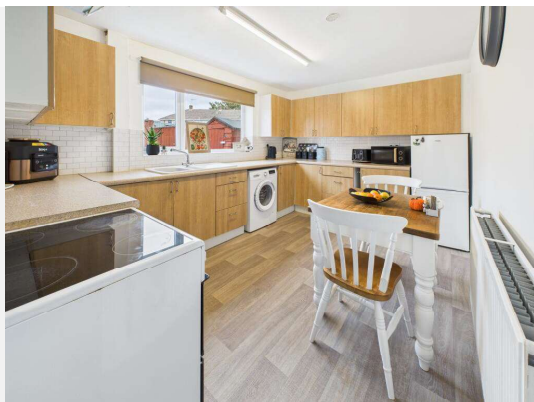
### Mobile Coverage: (based on calls indoors)

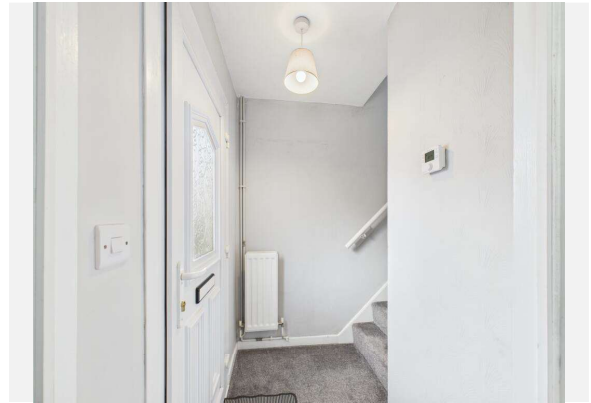


### Satellite/Fibre TV Availability:



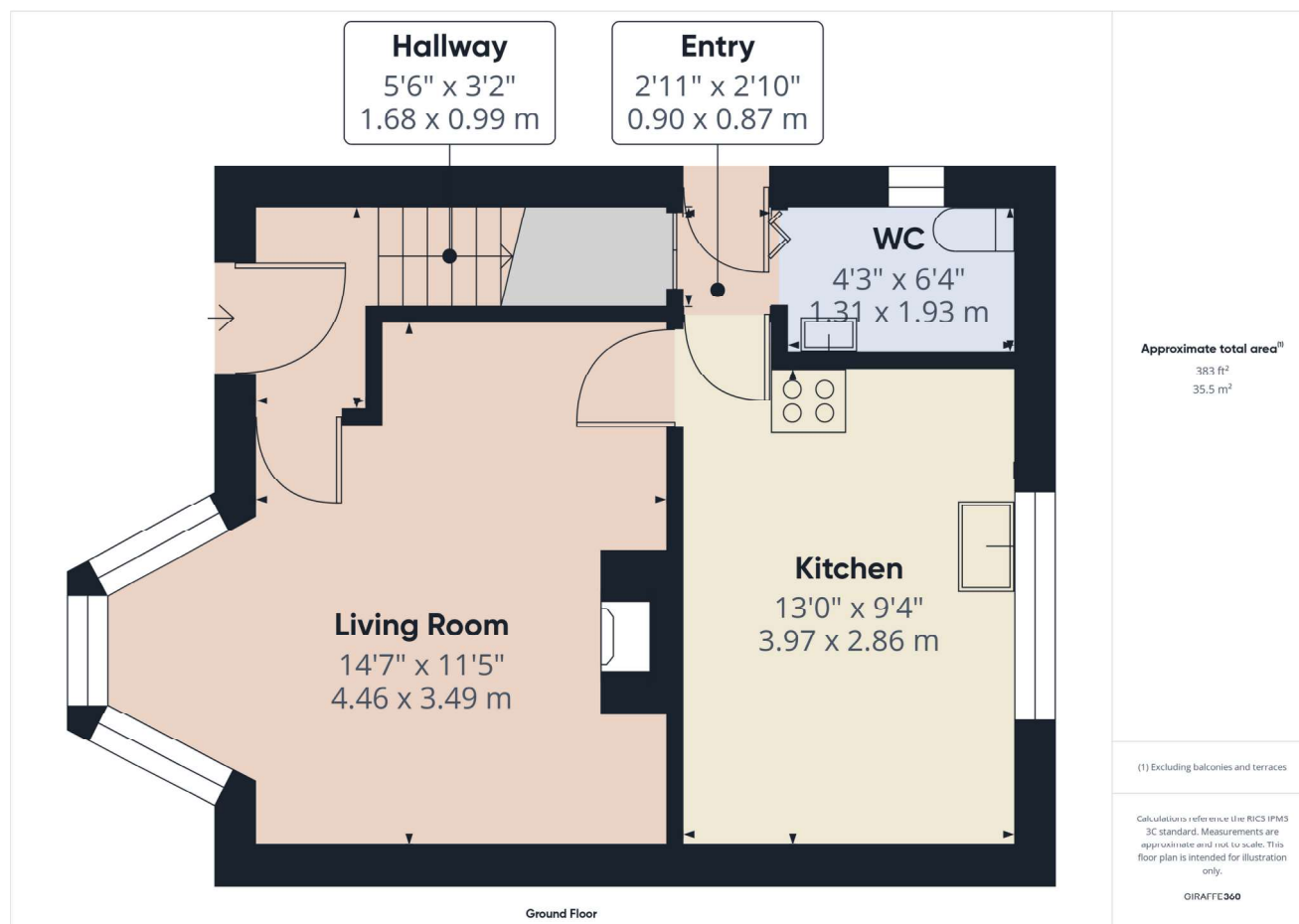




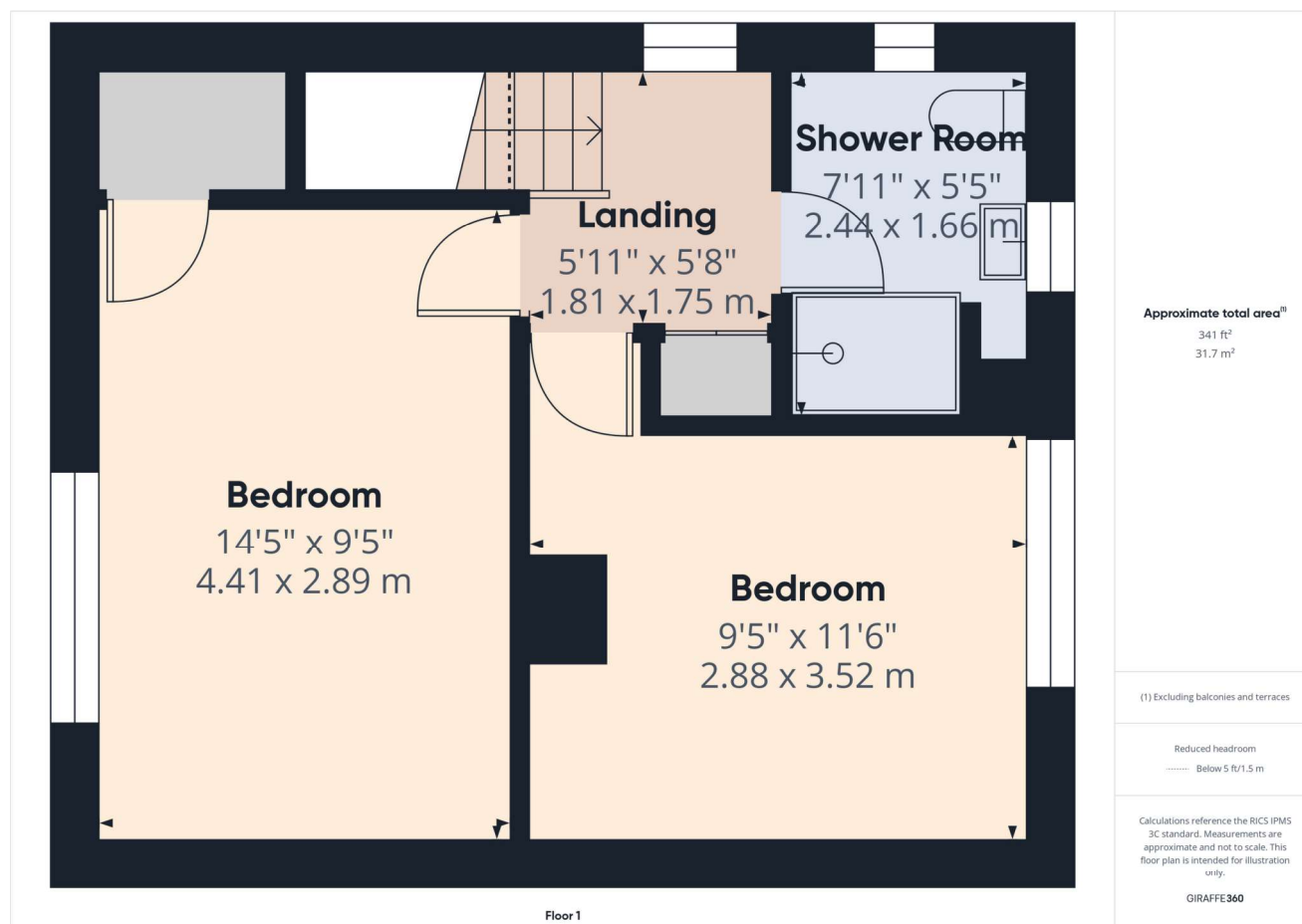




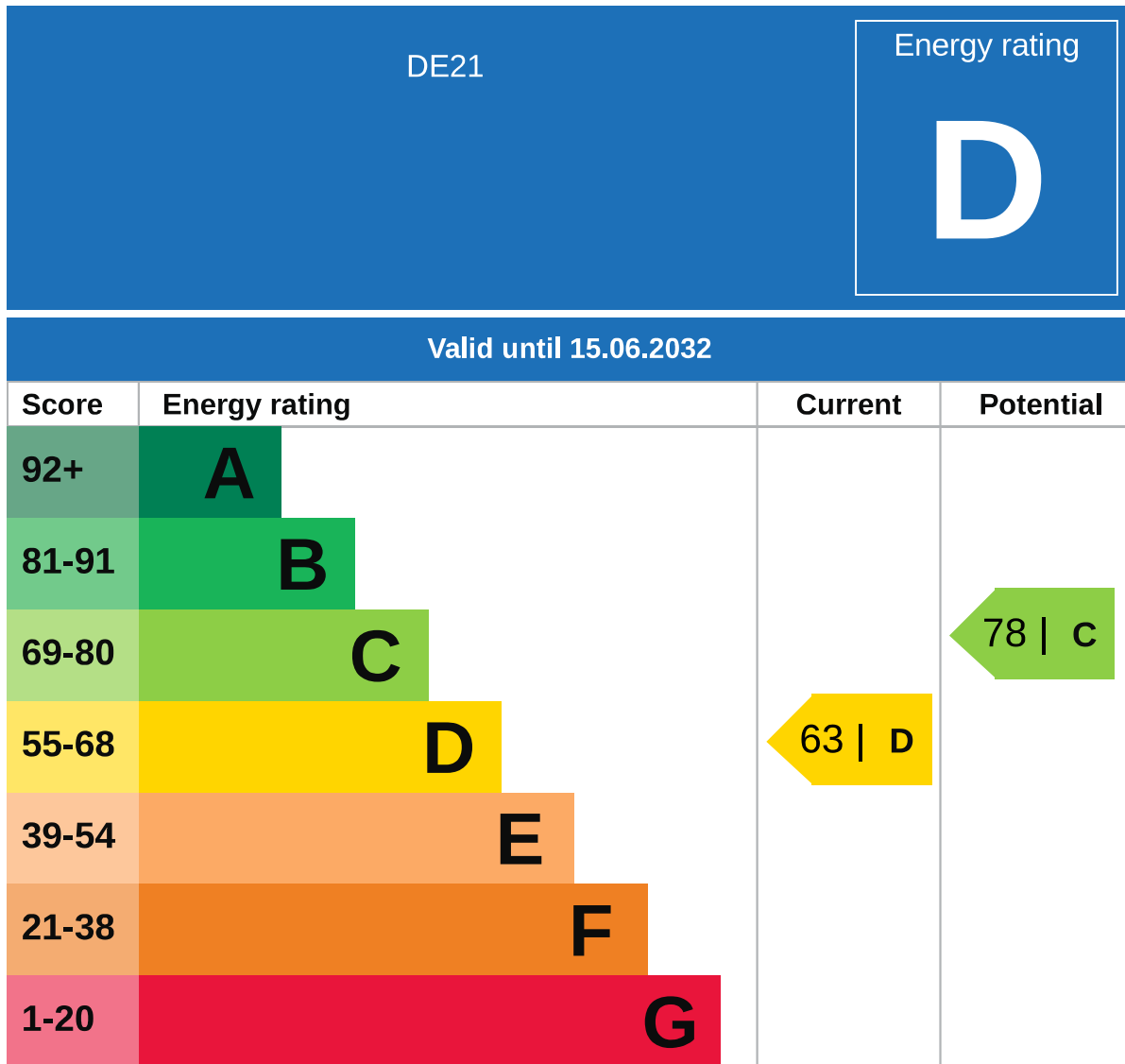
## ROSS WALK, DERBY, DE21



## ROSS WALK, DERBY, DE21



# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>



## Hannells

---

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.

# Hannells

## 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.



/Hannells



/hannellsestateagents



/hannells



/company/hannells-estate-agents

# Hannells

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Hannells

513-515 Nottingham Rd, Chaddesden,  
Derby, DE21 6LZ  
01332 281400  
chaddesden@hannells.co.uk  
hannells.co.uk

