



2 Bed House

The Terrace Roe Farm
Lane
Derby
DE21 6FR

£895 Per Calendar Month

Fletcher
& Company

The Terrace Roe Farm Lane

Derby

DE21 6FR



- Available Immediately
- Neutrally Decorated
- Throughout
- New Carpets & Flooring
- New Kitchen & Appliances
- Two Double Bedroom
- Chaddesden - Close To Local Amenities, Road Networks & Transport Links
- On Street Parking To The Front With Option To Park At The Rear
- Kitchen Dining Room
- Council Tax Band A
- Gas Central Heating

Available Immediately –

This beautifully refurbished home has been finished to a high standard throughout, featuring a new kitchen, fresh décor, and new flooring. Located in the sought after area of Chaddesden, the property is ideally positioned close to local amenities, schools, and excellent transport links.

The accommodation offers a well balanced layout comprising a welcoming lounge, a stylish kitchen/diner, two double bedrooms, and a modern bathroom.

Entrance Hall

Entered via a UPVC front door, the hallway provides access to the main living area and staircase to the first floor.

Lounge

A bright and comfortable living space with a large UPVC double-glazed window to the front elevation, newly laid carpet, radiator, and useful under-stairs storage. A door leads through to the kitchen.

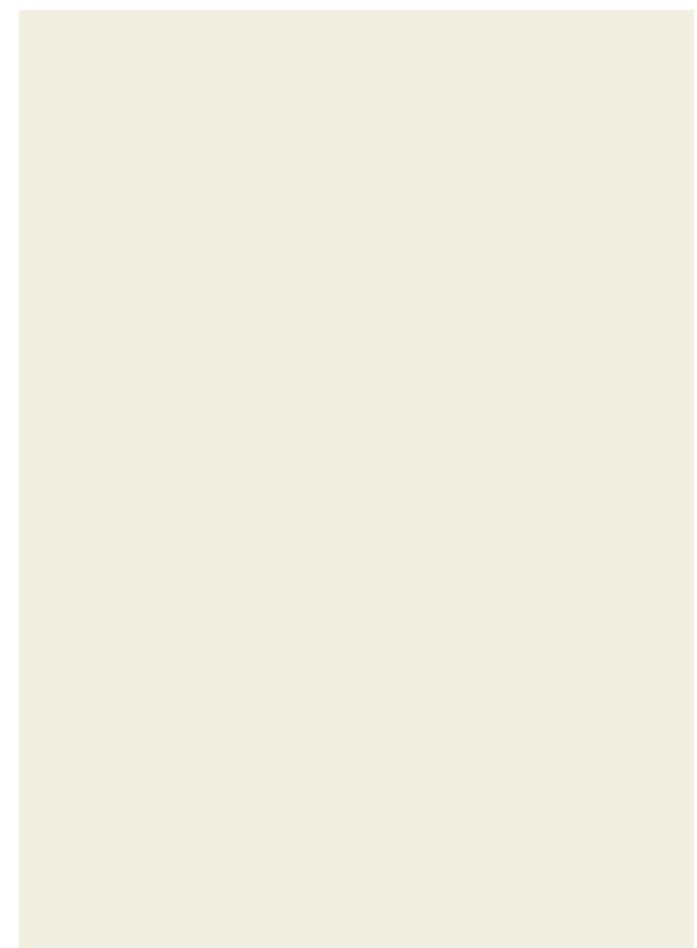
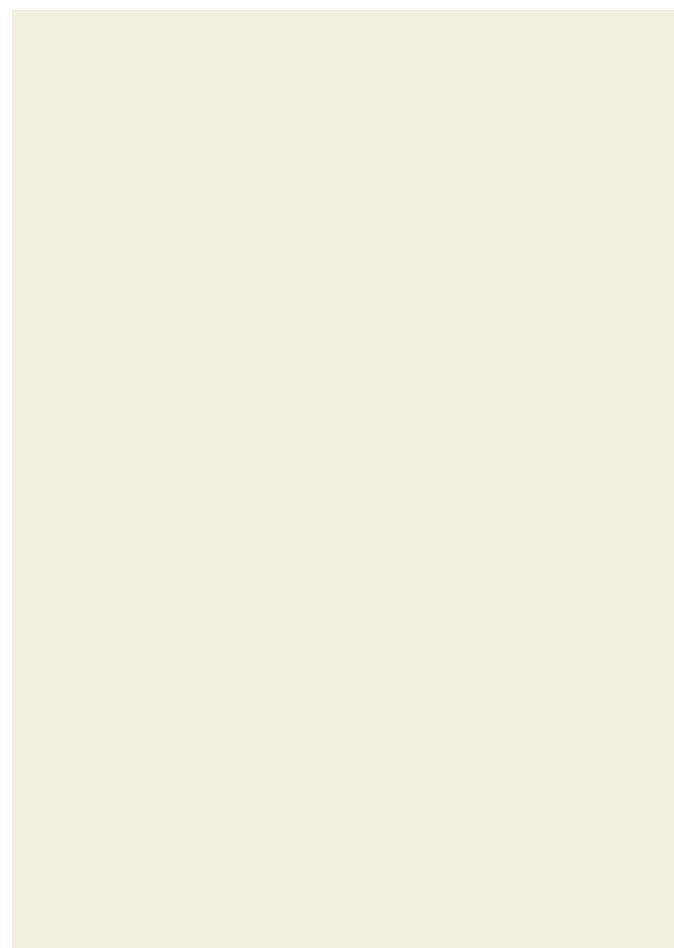
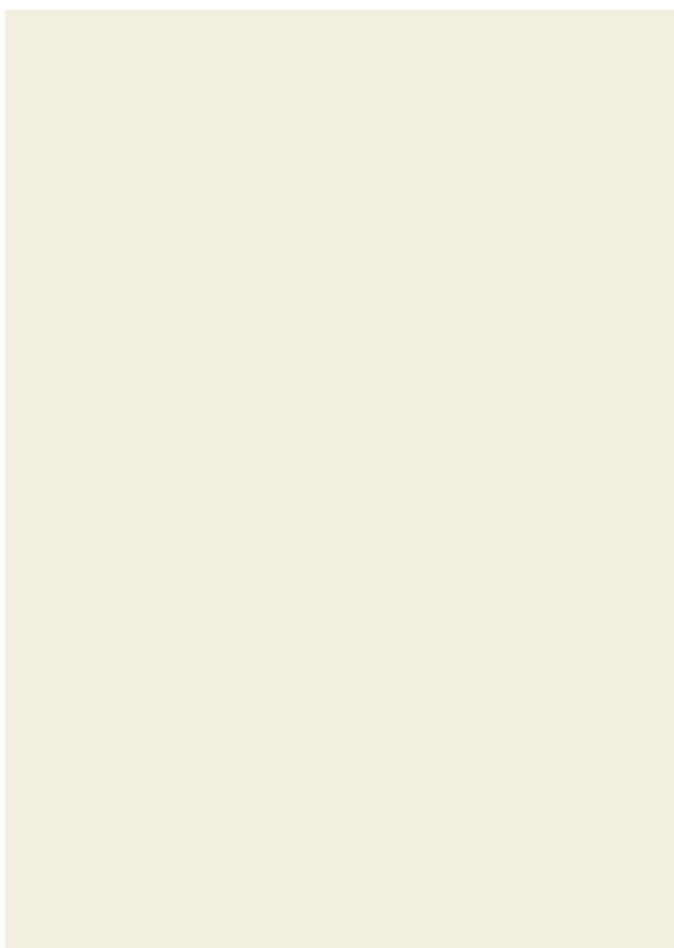
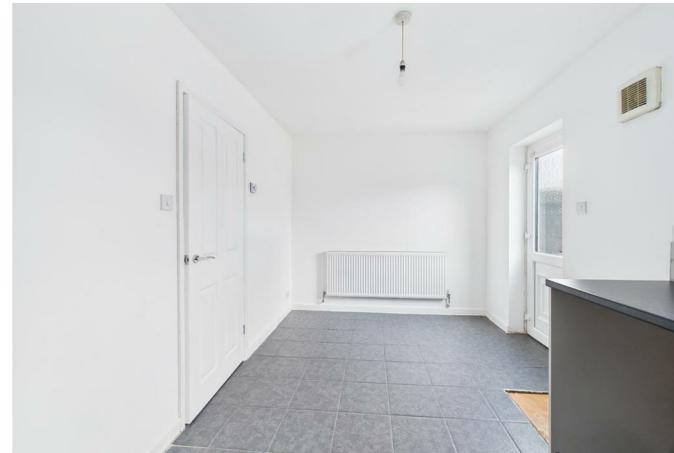
Kitchen/Diner

A newly fitted kitchen featuring modern wall and base units, sink with drainer, tiled splashbacks, and vinyl flooring. There is plumbing for a washing machine and space for a fridge freezer and dryer. UPVC double-glazed window and rear door provide natural light and access to the outside.

Landing

Carpeted landing with access to both bedrooms and the bathroom.







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B1-B1)	B		
(B2-B3)	C	69	67
(B4-B5)	D		
(B6-B7)	E		
(B8-B9)	F		
(B10-B11)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus	A		
(B1-B1)	B		
(B2-B3)	C		
(B4-B5)	D		
(B6-B7)	E		
(B8-B9)	F		
(B10-B11)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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