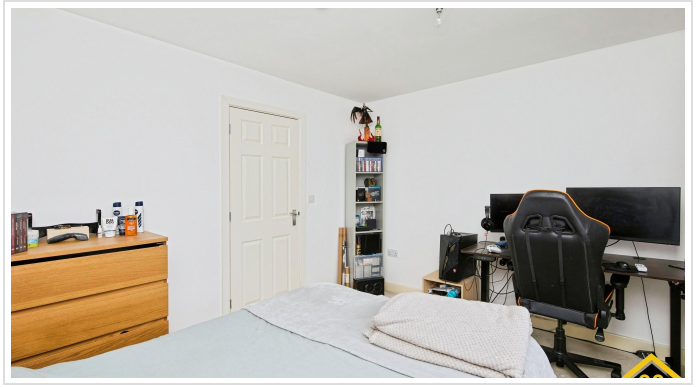


2 Bed Semi-Detached In Bosworth Avenue , Derby, DE23 1LE

£66,500





## SHORT DESCRIPTION

Property Ref: 15284 We are delighted to bring to the market this charming 2-bedroom semi-detached house, nestled on the ever-popular Bosworth Avenue, Derby (DE23) — a lovely residential location offering a welcoming community atmosphere. This beautifully presented home boasts a spacious living room, a modern family bathroom, and two well-proportioned bedrooms, making it an ideal choice for first-time buyers, young families, or investors. The property offers a thoughtfully designed layout, with a bright and airy feel throughout, perfect for modern living. Externally, the home benefits from a generous garden, providing the perfect space for outdoor relaxation, entertaining, or family activities. The driveway offers convenient off-street parking, adding to the practical appeal of this delightful property. Situated within easy reach of local amenities, schools, parks, and excellent transport links, this home offers the perfect balance of comfort, convenience, and community. An excellent opportunity to own a lovely home in a sought-after location — early viewing is highly recommended! Property Type: Semi-detached Full selling price: £190000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £66500.00 Monthly rent based on 35% share : £305.93 Remaining lease (In Year): 986 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £444.48 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

1

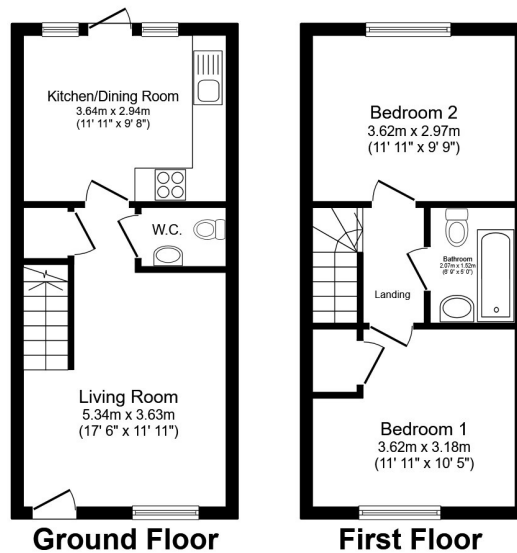
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 61.0 sq.m. (656 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.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

