



FLETCHER
& COMPANY

Bosworth Avenue, DE23 1LE
Price £214,950

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Radbourne Construction

Radbourne Construction is a family run company based in Derby and has a great local reputation of creating quality new homes. Built by experienced local tradesman with quality materials, fixture and fittings. Radbourne promise house buyers a home they will adore.

Builders Warranty

The property has a 6 year Architect and 6 year Structural Warranty.

Help To Buy Scheme

Help to buy is a Government backed scheme that helps you move into a new home with as little as a 5% deposit whilst benefiting from a 20% equality loan, interest free, for five years. This means you'll only need to secure a 75% mortgage - yet you still own 100% of your new home!

Help to Buy Price On This Property £171,960

Viewing Arrangements

Please Contact Fletcher & Co (Derby Office)
01332 300558

Plot 4 - Ground Floor

Entrance Hall with Staircase

Cloakroom 5'10" x 4'2" (1.78 x 1.29)

Lounge 14'4" x 10'3" (4.38 x 3.13)

Kitchen/Dining Room 13'7" x 12'9" (4.15 x 3.89)

First Floor Landing

Master Bedroom 13'5" into cupboard x 10'7" (4.09 into cupboard x 3.25)

En-suite 5'7" x 5'7" (1.72 x 1.71)

Bedroom Two 11'10" x 8'0" (3.61m x 2.44m)

Bedroom Three 12'7" x 6'0" (3.84 x 1.84)

Family Bathroom 7'6" x 6'5" (2.30 x 1.98)

Gardens

Driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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