SPECIAL FEATURES OF THE PROPERTY INCLUDE:

VIEWING STRICTLY BY APPOINTMENT ONLY

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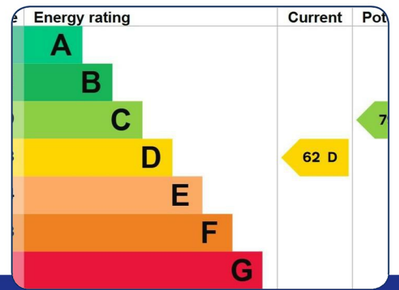
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com

£120,000

34 Bann Drive, L'Derry, BT47 2HN

- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- PVC FASCIA
- LAWN TO REAR WITH ACCESS
- EPC RATING -



ACCOMMODATION

HALLWAY
Having understairs storage, wooden ceiling with recessed lighting, laminated wooden floor.

LOUNGE
18'6" x 9'6" wp (5.64m x 2.90m wp)
Having laminated wooden floor.

KITCHEN
9'5" x 7'11" (2.87m x 2.41m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for fridge/freezer, tiled floor.

FIRST FLOOR

LANDING
Having wooden ceiling with recessed lighting.

BEDROOM 1
11' x 8'11" (3.35m x 2.72m)
Having double built in wardrobe and hotpress.

BEDROOM 2
10' x 9'8" (3.05m x 2.95m)

BATHROOM
Comprising bath with electric shower over, shower screen, whb and wc, partly tiled walls, wooden ceiling with recessed lighting.

EXTERIOR FEATURES
Lawn to rear with access.

ESTIMATED ANNUAL RATES
£721.00 (MAY 2026)