

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£139,950

FOR SALE



8 Lower Nassau Street, Derry, BT48 0ES

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CONCRETE YARD TO REAR
- EPC RATING - E

VIEWING STRICTLY BY APPOINTMENT ONLY

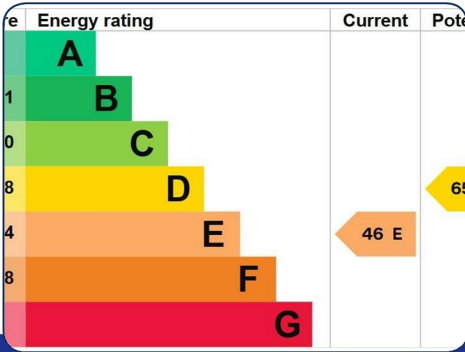
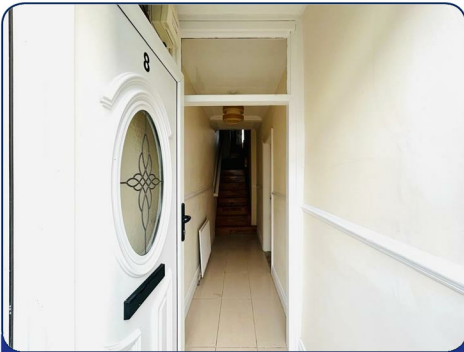
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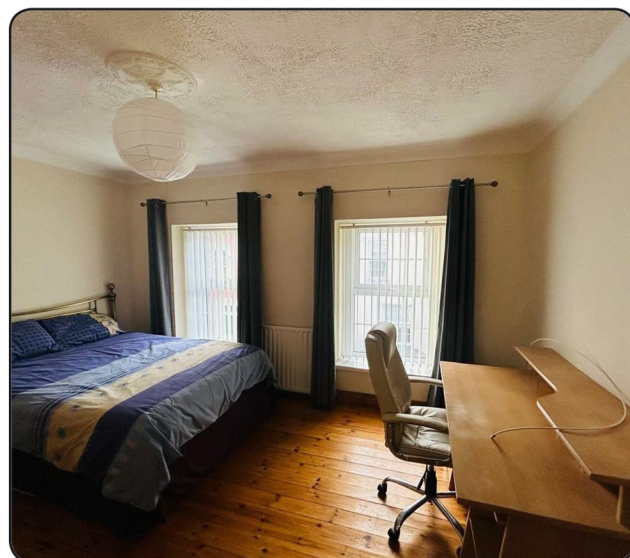
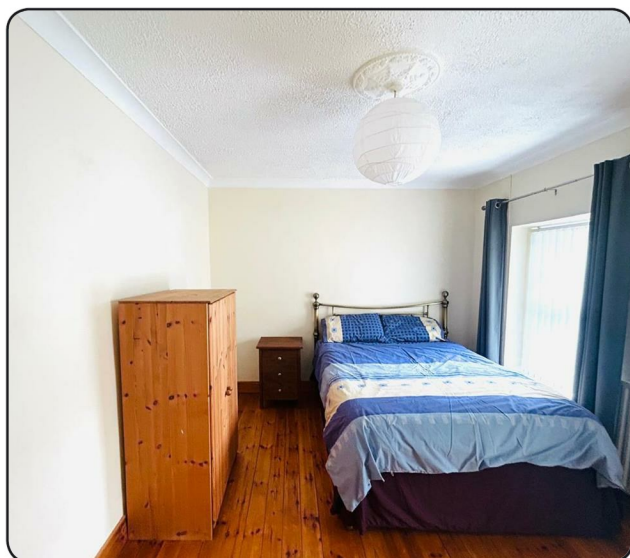
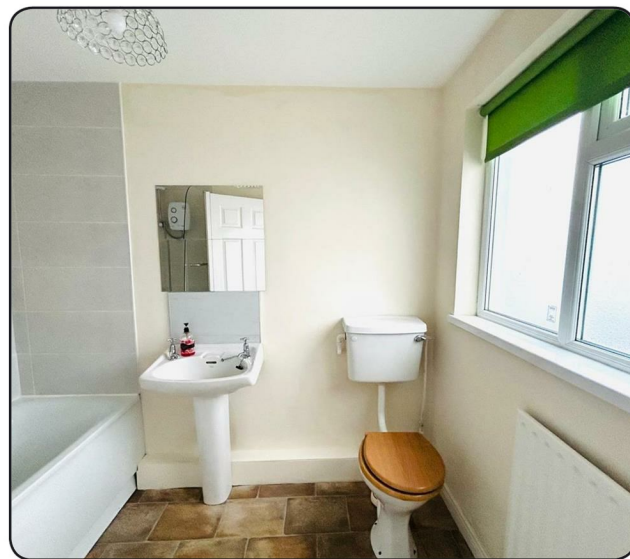
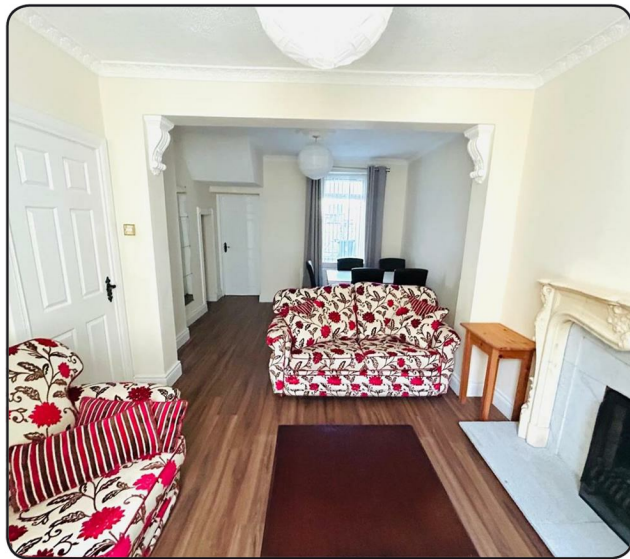


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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain 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.
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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.

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## ACCOMMODATION

### HALLWAY

Having tiled floor.

### LOUNGE/DINING AREA

20'7" x 11'2" (6.27m x 3.40m)

Having fireplace, ceiling cornicing and centre rose, laminated wooden floor.

### KITCHEN

14'8" x 8' (4.47m x 2.44m)

Having eye and low level units, tiling between units, 1 1/2 bow stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for fridge/freezer, tiled floor.

### BATHROOM

Comprising bath with electric shower over and tiling around, whb and wc.

### FIRST FLOOR

### LANDING

Having wooden floor.

### BEDROOM 1

14'3" x 10'4" (4.34m x 3.15m)

Having ceiling cornicing and centre rose, wooden floor.

### BEDROOM 2

9'8" x 8'5" (2.95m x 2.57m)

Having hotpress and ceiling cornicing.

### BEDROOM 3

13'5" x 8' wp (4.09m x 2.44m wp)

Having ceiling cornicing, recessed lighting, laminated wooden floor.

### EXTERIOR FEATURES

Concrete shed 9'6" x 6'5" Having light and power points, PVC window and door.  
Concrete yard to rear with access to mews.

### ESTIMATED ANNUAL RATES

£991.36 (DEC 2025)

