

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**£80,000**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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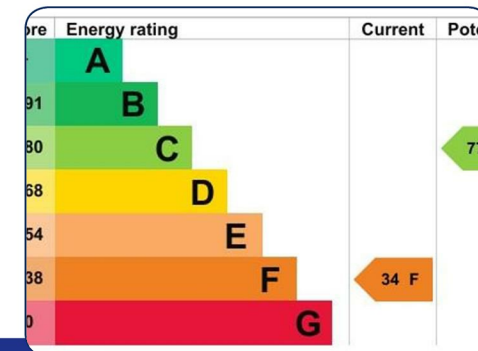
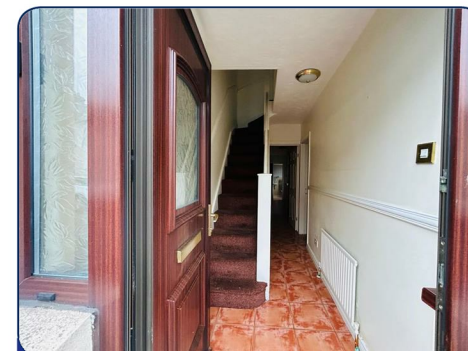


**62 Bonds Street, L'Derry, BT47 6EG**

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO REAR
- EPC RATING - F
- CASH OFFERS ONLY
- SOLD AS SEEN

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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.
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having cloaks cupboard and tiled floor.

#### LOUNGE

19'7" x 8'9" wp (5.97m x 2.67m wp)  
Having laminated wooden floor.

#### KITCHEN

11'8" x 6'8" (3.56m x 2.03m)  
Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for fridge/freezer, plumbed for washing machine, wired for cooker, extractor fan, hotpress with storage over and tiled floor.

#### REAR HALLWAY

Having storage cupboard and tiled floor.

#### SHOWER ROOM

Comprising fully tiled walk in electric shower, whb with mixer taps, wc, chrome towel rail, fully tiled walls, tiled floor.

### FIRST FLOOR

#### BEDROOM 1

13'2" x 9'9" (4.01m x 2.97m)  
Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

9'5" x 8' (2.87m x 2.44m)  
Having built in wardrobe and laminated wooden floor.

#### BEDROOM 3

6'2" x 5'9" into wardrobe (1.88m x 1.75m into wardrobe)  
Having built in wardrobe and laminated wooden floor.

### EXTERIOR FEATURES

Yard to rear.  
Access to mews.

### ESTIMATED ANNUAL RATES

£598.00 (APRIL 2026)

