



12 Beechwood Street

Bogside

Derry, BT48 9JN

Asking Price

£79,500

- Refurbished
- Three bedrooms
- Complete damp proof course (July 2016)
- OFCH
- Ground floor bathroom
- Master Ensuite
- Ready for Occupation (Chain Free)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	42
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	