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VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
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Daniel
Henry
ESTATE AGENTS

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www.danielhenry.co.uk
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Henry
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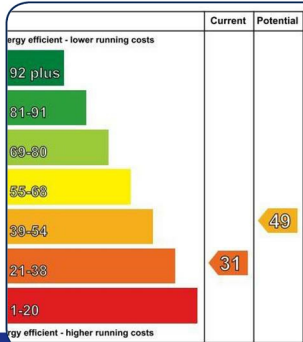
£140,000

FOR SALE

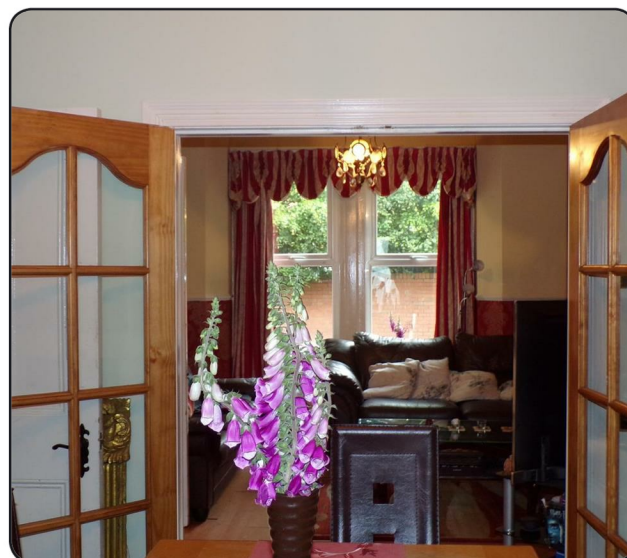
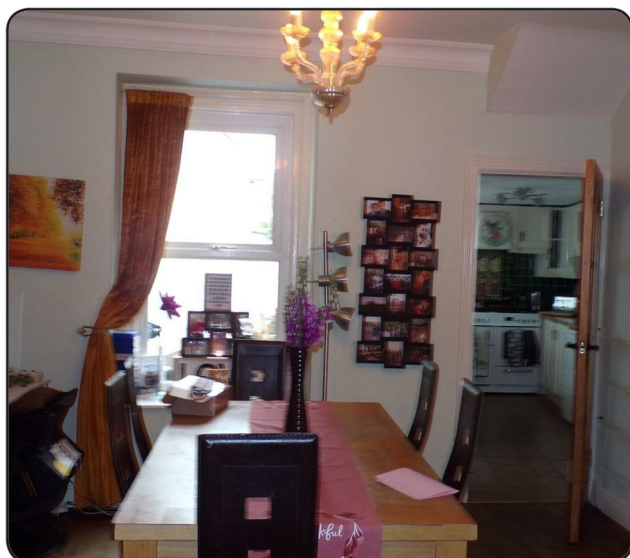


4 Claremont Street, Londonderry, BT48 7NB

- END TERRACE HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- ANTIQUE LIGHT FITTINGS INCLUDED IN SALE
- CARPETS INCLUDED IN SALE
- EPC RATING F



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Large 4 Bedroom end - of - terrace house beside University recently and lovingly restored to its former late Victorian glory.

ACCOMMODATION

VESTIBULE PORCH

Having original tiled floor.

HALL

Having ceiling cornicing, centre rose.

LOUNGE

13' x 12' (to widest points) (3.96m x 3.66m (to widest points))

Having original fireplace, tiled inset, centre rose, laminated wooden floor.

DINING ROOM

12'6" x 11'5" (3.81m x 3.48m)

Having multi fuel stove with tiled hearth, beam over, ceiling cornicing, centre rose, wooden floor.

KITCHEN

12'2" x 7'3" (3.71m x 2.21m)

Having eye and low level units, tiling between units, 'Bush' gas 8 ring cooking centre, single drainer stainless steel sink unit with mixer taps, wine rack, plumbed for washing machine and dishwasher, understairs storage, tiled floor.

FIRST FLOOR

Landing having storage cupboard.

BEDROOM (1)

16'4" x 12'9" (4.98m x 3.89m)

Having original wooden floor.

BEDROOM (2)

11'6" x 9'7" (3.51m x 2.92m)

BATHROOM

Comprising of bath with electric shower over, shower screen, WHB, WC, extractor fan, cornicing, laminated wooden floor.

SECOND FLOOR

BEDROOM (3)

16'6" x 11'6" (5.03m x 3.51m)

BEDROOM (4)

11'5" x 9'9" (3.48m x 2.97m)

EXTERIOR FEATURES

Concrete yard to rear.

Decked patio.

Access to mews.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £988.99 (June 2020)

