

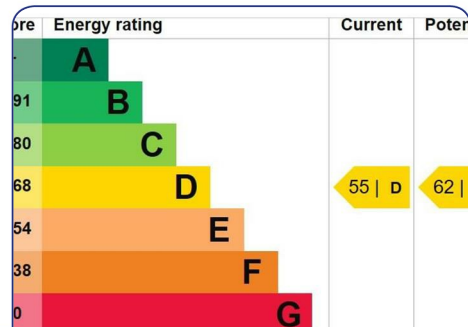
£110,000

**FOR SALE**



21 Cambourne Park, Derry/Londonderry, BT47 5PH

- SEMI DETACHED CHALET BUNGALOW
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT DOOR
- GARAGE
- EPC RATING - D
- SOLD AS SEEN



## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having recessed lighting, ceiling cornicing and tiled floor.

### LOUNGE

16'8" x 10'8" (5.08m x 3.25m)

Having fireplace, ceiling cornicing, semi-solid wooden floor.

### KITCHEN

11'11" x 8'8" (3.63m x 2.64m)

Having eye and low level units, single drainer stainless steel sink unit, stainless steel extractor hood, hob and oven.

### REAR PORCH

Plumbed for washing machine.

### LEAN TO CONSERVATORY

9'2" x 8'8" (2.79m x 2.64m)

Having french doors to rear.

### BEDROOM 1

11'7" x 8'11" (3.53m x 2.72m)

### BEDROOM 2

10'5" x 8'10" (3.18m x 2.69m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising fully tiled walk in shower, whb and wc, 1/2 tiled walls, tiled floor.

### BATHROOM

Comprising bath with shower over and tiling around, shower screen, whb and wc, laminated wooden floor.

### OPEN STAIRCASE LEADING TO FIRST FLOOR

## LANDING

Having laminated wooden floor.

### BEDROOM 3

11'3" x 10'5" (3.43m x 3.18m)

Having laminated wooden floor.

### BEDROOM 4

10'10" x 10'8" (3.30m x 3.25m)

## EXTERIOR FEATURES

**GARAGE** Having up and over door.

Enclosed to rear by gate.

Paved patio area to rear with decking.

## ESTIMATED ANNUAL RATES

Estimated Annual Rates: £910.38 (Feb 2021)

**Agent: Daniel Henry (Waterside)**

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