

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

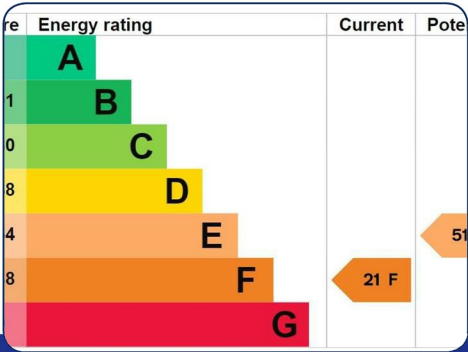
£79,500

FOR SALE



32 Bonds Street, L'Derry, BT47 6EE

- MID TERRACE HOUSE
- 2 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- CARPETS INCLUDED IN SALE
- YARD TO REAR
- EPC RATING - E



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Henry**  
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- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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  7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
  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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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### VESTIBULE PORCH

Having tiled floor.

#### HALLWAY

Having understairs storage, laminated wooden floor.

#### LOUNGE / DINING AREA

21'10" x 12'2" wp (6.65m x 3.71m wp)

Having fireplace, laminated wooden floor in dining area.

#### KITCHEN

12'11" x 8' (3.94m x 2.44m)

Having eye and low level units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, space for fridge / freezer, plumbed for washing machine.

#### REAR HALLWAY

#### BATHROOM

Comprising bath, whb and wc, fully tiled walk in electric shower, fully tiled walls.

#### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

16' x 10'1" (4.88m x 3.07m)

#### BEDROOM 2

11'7" x 10'3" wp (3.53m x 3.12m wp)

Having built in wardrobe.

#### EXTERIOR FEATURES

Yard to rear.

Access to mews.

#### ESTIMATED ANNUAL RATES

£601.24 (JAN 2024)

