

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£85,000



VIEWING STRICTLY BY APPOINTMENT ONLY

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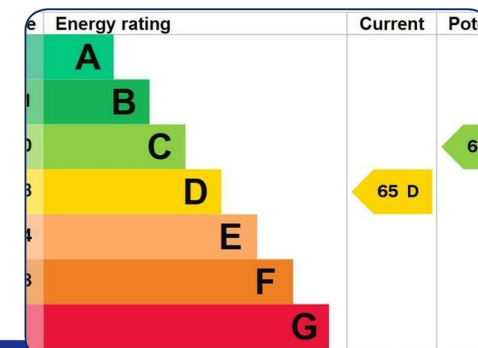


10 Avish Gardens, L'Derry, BT47 2HR

- MID TERRACE BUNGALOW
- 1 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- EPC RATING -

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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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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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.
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

LOUNGE

13'10" x 11'2" wp (4.22m x 3.40m wp)
Having tiled fireplace and laminated wooden floor.

KITCHEN

10'6" x 9' (3.20m x 2.74m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, space for fridge.

REAR HALLWAY

Having storage cupboard.

BEDROOM 1

10'7" x 10'4" (3.23m x 3.15m)

WET ROOM

Comprising electric shower, whb set in vanity unit, wc, partly tiled walls.

EXTERIOR FEATURES

Neat lawn to front bordered by fence and gate.
Yard to rear bordered by fence and gate.
Concrete shed.
2 wooden sheds.

ESTIMATED ANNUAL RATES

£511.15 (JUNE 2024)

