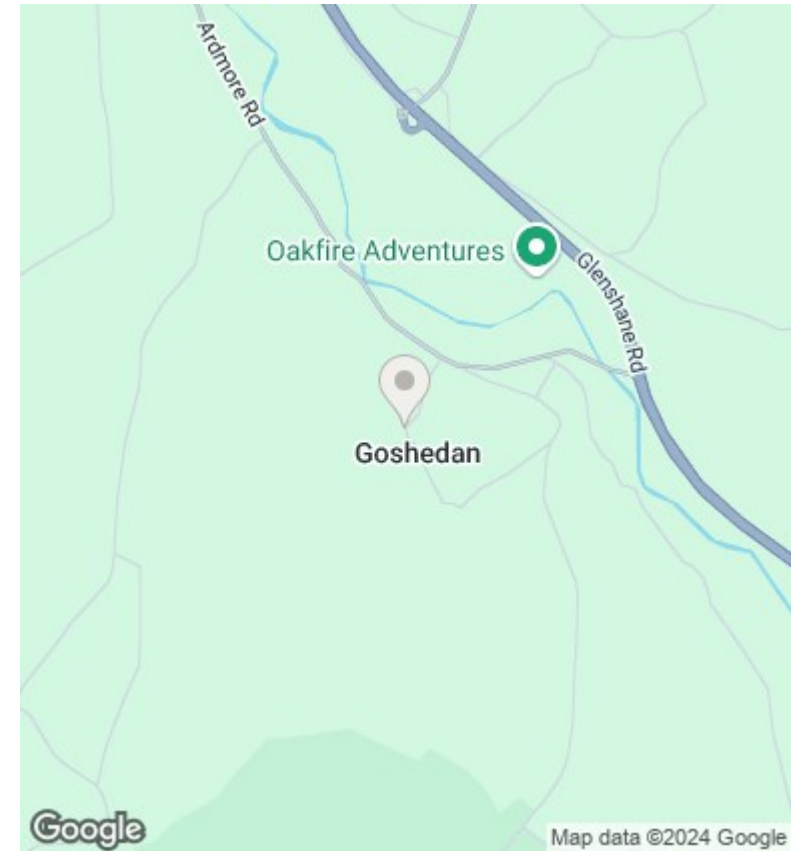




## 31 Gosheden Road, Ardmore, L'Derry, BT47 3TG

**Asking Price £585,000**

- 4 Bedrooms
- Kitchen/Dining
- ASHP & Solar Panels
- 3 Receptions
- Utility Room
- 3 Bathrooms
- Double Garage with carport



## Directions

## Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

## Council Tax Band

## EPC Rating:

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