



## 8 Foxhill, Waterside, Derry / Londonderry, BT47 2TN



Homepage are delighted to present this three bedroom family home, conveniently located in a highly sought after residential location.

This beautiful semi-detached property is presented in an exceptionally high standard throughout with a spacious entrance hall, access to garage and W.C. on the ground floor. The first floor comprises large lounge area with wood burning stove, spacious kitchen/dining area and utility room. The second floor comprises of three bedrooms with master ensuite and a family bathroom.

Positioned on a generous plot, this property further benefits from a large driveway with a carport to the side, and recently landscaped garden space to the rear.

Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

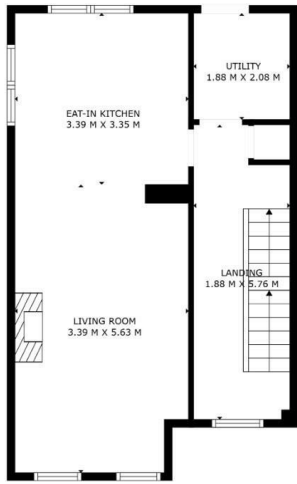
- LARGE FAMILY HOME
- 3 BEDROOM SEMI DETACHED
- MASTER ENSUITE
- 3 BATHROOMS
- STUNNING INTERNAL FINISHES
- MAINS GAS HEATING
- GARAGE WITH CAR PORT
- SHOWCASE REAR GARDEN
- SOUGHT AFTER LOCATION

**Offers Over Offers over £179,950**

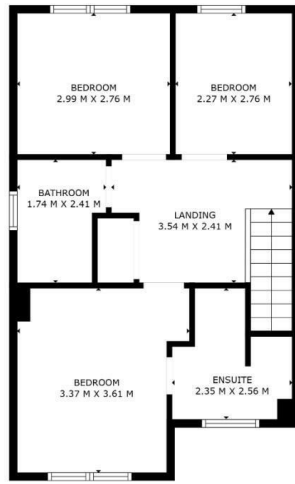
# 8 Foxhill WATERSIDE



FLOOR 1



FLOOR 2



FLOOR 3

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

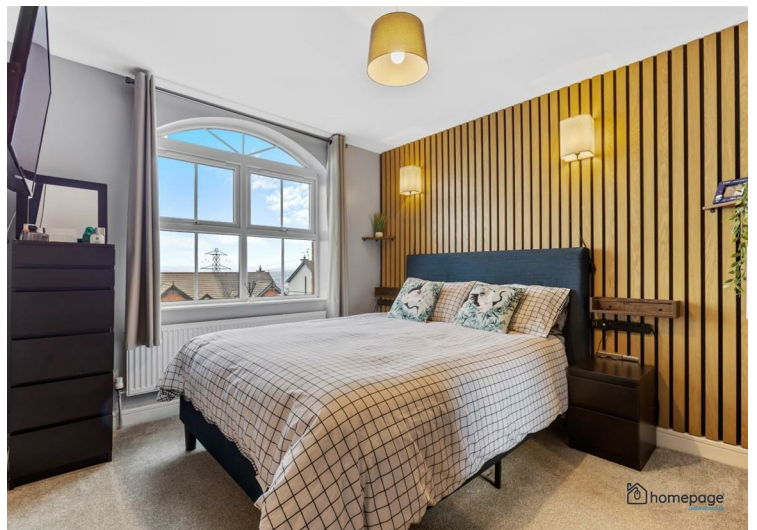
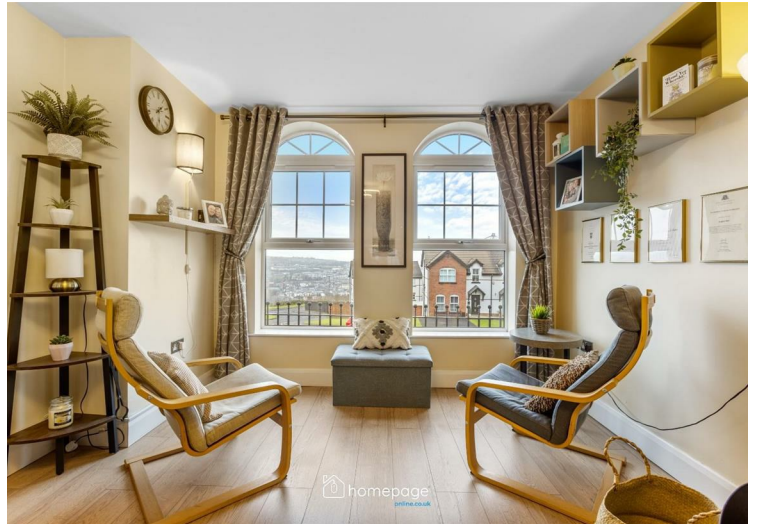
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Northern Ireland** EU Directive 2002/91/EC



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