



## 9a St. Johns Park, Derry, BT48 8AL

**Asking Price £225,000**

- 3 or 4 Bedroom semi-detached
- Kitchen extension
- Excellent condition
- 1 or 2 Receptions
- Oil fired central heating
- Large garden rear and front,
- PVC windows and doors

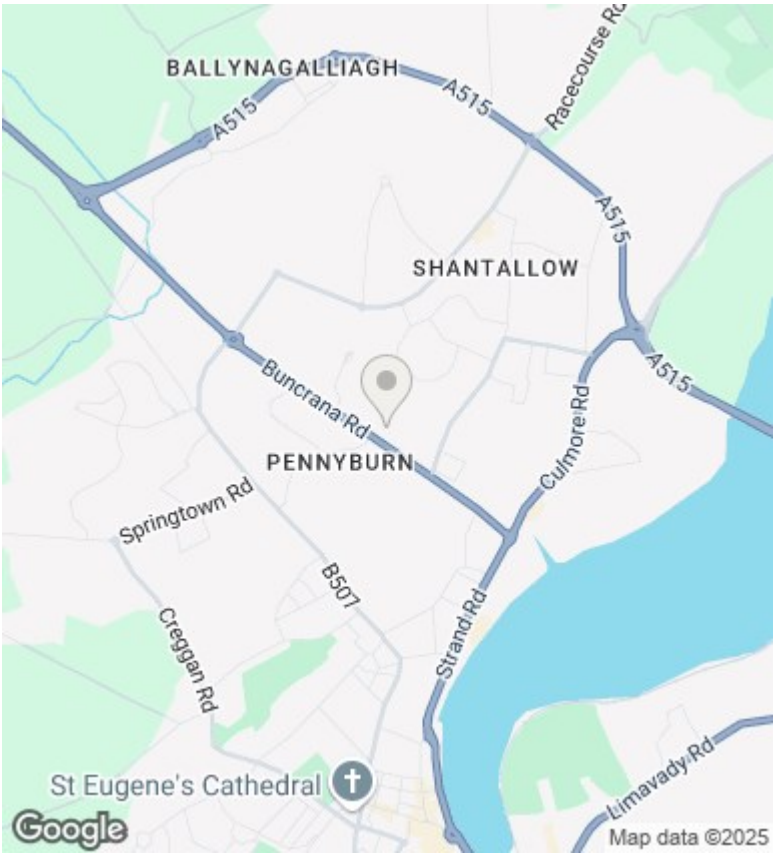
Directions

Viewings

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

Council Tax Band

EPC Rating:



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