



## 16 Mount Pleasant, Newport NP11 4SH

**£160,000**

**\*\*FANTASTIC OPPORTUNITY TO ACQUIRE A FULLY RENOVATED PROPERTY\*\* EXCELLENT FIRST TIME BUY\*\***

Coming soon, currently undergoing a full renovation. Parkmans are delighted to offer for sale this good size mid terrace property offering lounge/dining room and large newly fitted kitchen/dining room, two double bedrooms and first floor bathroom. Externally the property has a tiered rear garden, front garden and hard standing for off road parking. Currently near the end of a full renovation, the property will be finished to a high standard with a new fitted kitchen, new fitted bathroom, Oak flooring to the ground floor, choice of carpet to the first floor and Oak doors throughout. Situated in a fantastic, quiet location with amazing views, close to excellent schools and local amenities. Register your interest now in readiness to view.

TENURE: We are advised Freehold  
EPC: TBC  
COUNCIL TAX BAND: B



**Lounge**  
12'0" x 11'5" (3.67 x 3.49)

**Dining Room**  
12'1" x 14'3" (3.69 x 4.35)

**Kitchen**  
11'8" x 12'11" (3.57 x 3.94)

**Landing**

**Bedroom One**  
12'2" x 10'9" (3.71 x 3.28)

**Bedroom Two**  
12'5" x 7'3" (3.81 x 2.22)

**Bathroom**  
6'6" x 6'2" (2.00 x 1.89)

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		
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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