



## Mount Pleasant Road, £95,000

- Three Bedroom, Mid-Terrace
- Sun Room
- Great investment opportunity or First time buy
- Lane access to rear
- EPC Rating: D



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## About the property

This well-proportioned three-bedroom mid-terrace property offers an excellent opportunity for both first-time buyers and investors alike. The accommodation is arranged over two floors and comprises two spacious reception rooms, providing flexible living and dining space, along with a bright sun room to the rear that adds valuable additional living area.

Upstairs, the property features three bedrooms, offering comfortable accommodation for a family or tenants, as well as a family bathroom. The home benefits from a practical layout with good natural light throughout and plenty of potential to personalise or enhance.

Ideally suited as a great investment opportunity or an ideal first-time purchase, this property offers generous living space and strong rental appeal. Early viewing is recommended to appreciate the space and potential on offer.

184 Mount Pleasant Road

We are acting in the sale of the above property and have received an offer of £90,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



## Accommodation

### Lounge

12' 3" x 11' 6" max ( 3.73m x 3.51m max )

### Dining Room

11' 11" x 11' 7" ( 3.63m x 3.53m )

### Kitchen

8' 9" x 7' 11" ( 2.67m x 2.41m )

### Conservatory

11' 11" x 6' ( 3.63m x 1.83m )

### Bedroom One

12' 6" x 7' 11" ( 3.81m x 2.41m )

### Bedroom Two

11' 1" x 9' 9" ( 3.38m x 2.97m )

### Bedroom Three

9' 5" x 7' 1" ( 2.87m x 2.16m )

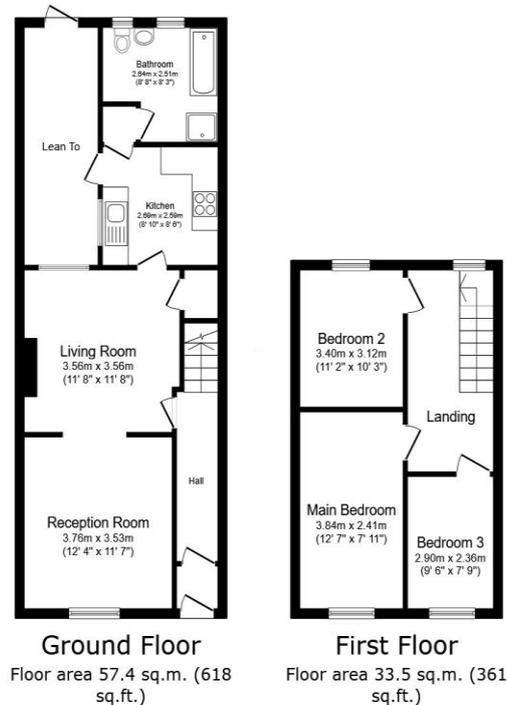
### Bathroom

8' 7" max x 8' 3" max ( 2.62m max x 2.51m max )

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## Floorplan



Total floor area: 90.9 sq.m. (978 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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