



**2**

**Bedrooms**



**1**

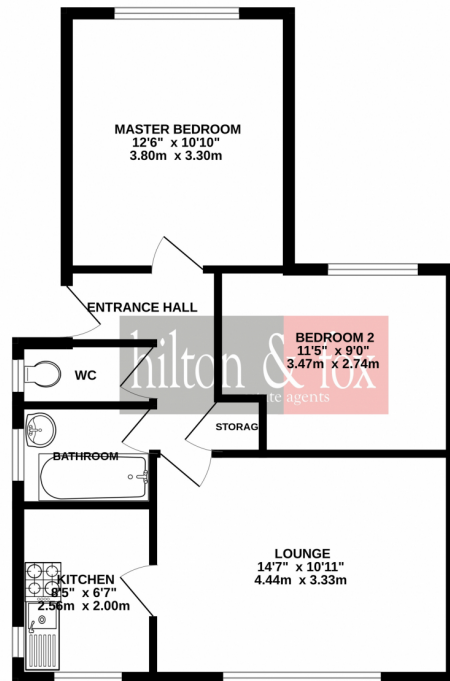
**Bathroom**





Offered with no further chain and in need of a full refurbishment is this unique corner set first floor maisonette. Internally you will find that the property has a spacious living area but is in need of updating throughout. Externally you will find that the property is located on the corner of Mount Pleasant and Orchard Close, so you have the benefit of a large corner plot garden. This is an ideal property for investment so one not to be missed.

GROUND FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p>31</p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p>70</p>

**England, Scotland & Wales**

EU Directive 2002/91/EC

