

Lawrence Walk, Newport Pagnell, MK16 8RF
Offers in Excess of £300,000 Freehold



Inspired Sales & Lettings are delighted to bring to the market this IMMACULATELY PRESENTED & MUCH IMPROVED, three bedroom staggered terrace. Situated on the popular POETS ESTATES of Newport Pagnell with a OUTSTANDING SCHOOL CATCHMENT and good local amenities. Allocated parking & garage in block.



Lawrence Walk

Newport Pagnell, MK16 8RF



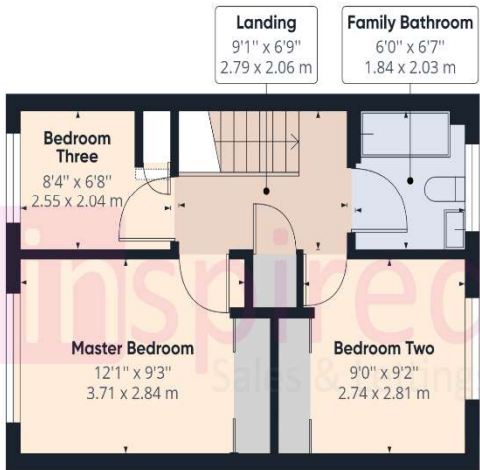
The property benefits from lounge, dining room, conservatory, kitchen, three bedrooms, family bathroom, landscaped rear garden, front garden which is overlooking the green. Allocated parking for one vehicle and single garage in a block.



Newport Pagnell is a modern thriving market town situated in the North East of Buckinghamshire. The history of the area dates back to the Iron Age and the town itself is from the Roman period. It is the home of Aston Martin and close to Milton Keynes for shopping and the theatre. Close to the M1 motorway for easy access to London and the north. Good rail links, with London only 45 minutes away. The high street has shops such as Boots the chemist, the Co-op and local butchers, bakers and greengrocers, many restaurants and public houses. There is also a local indoor swimming pool and public library. Schools: Cedars School, Green Park School, Ousedale School, Portfields School, Tickford Park School.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

849.39 ft²
78.91 m²

Reduced headroom

12.08 ft²
1.12 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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