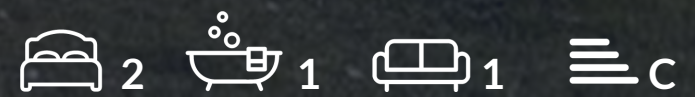




# CRANES

45 Greenwich Gardens, Newport Pagnell, MK16 0NP

£300,000









# 45 Greenwich Gardens , MK16 0NP

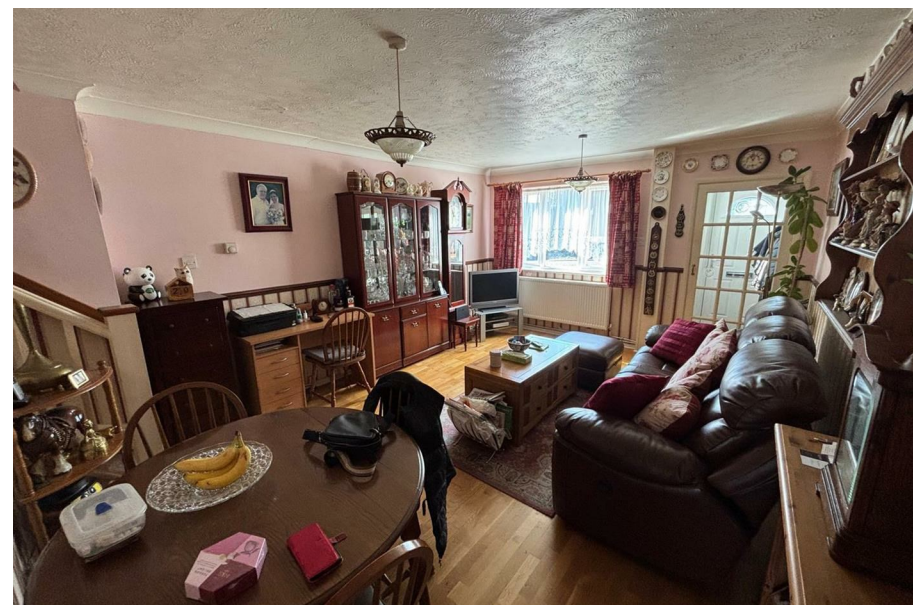
- 2 bedrooms
- Gas central heating
- Lounge/Diner
- GARAGE with parking space
- Green Park development
- Enclosed rear garden

A well presented 2 bedroom property situated on the ever popular Green Park development in Newport Pagnell with the added benefit of a GARAGE.

The accommodation includes a large lounge/diner leading to a spacious kitchen. On the first floor there are two generous bedrooms and a family bathroom. Externally the property has an enclosed rear garden with a walkway to the garage.

Being on the Green Park development the property is in an excellent school catchment area and is also close to local amenities inc. a local pub, small supermarket and doctors surgery. It also has good road links and access to public transport.

£300,000



<b>Lounge Diner</b>	19'1 x 12'1 (5.82m x 3.68m)
<b>Kitchen</b>	12'1 x 7'1 (3.68m x 2.16m)
<b>Bedroom 1</b>	12'1 x 10'6 (3.68m x 3.20m)
<b>Bedroom 2</b>	12'1 x 7'1 (3.68m x 2.16m)
<b>Bathroom</b>	9'1 x 5'1 (2.77m x 1.55m)



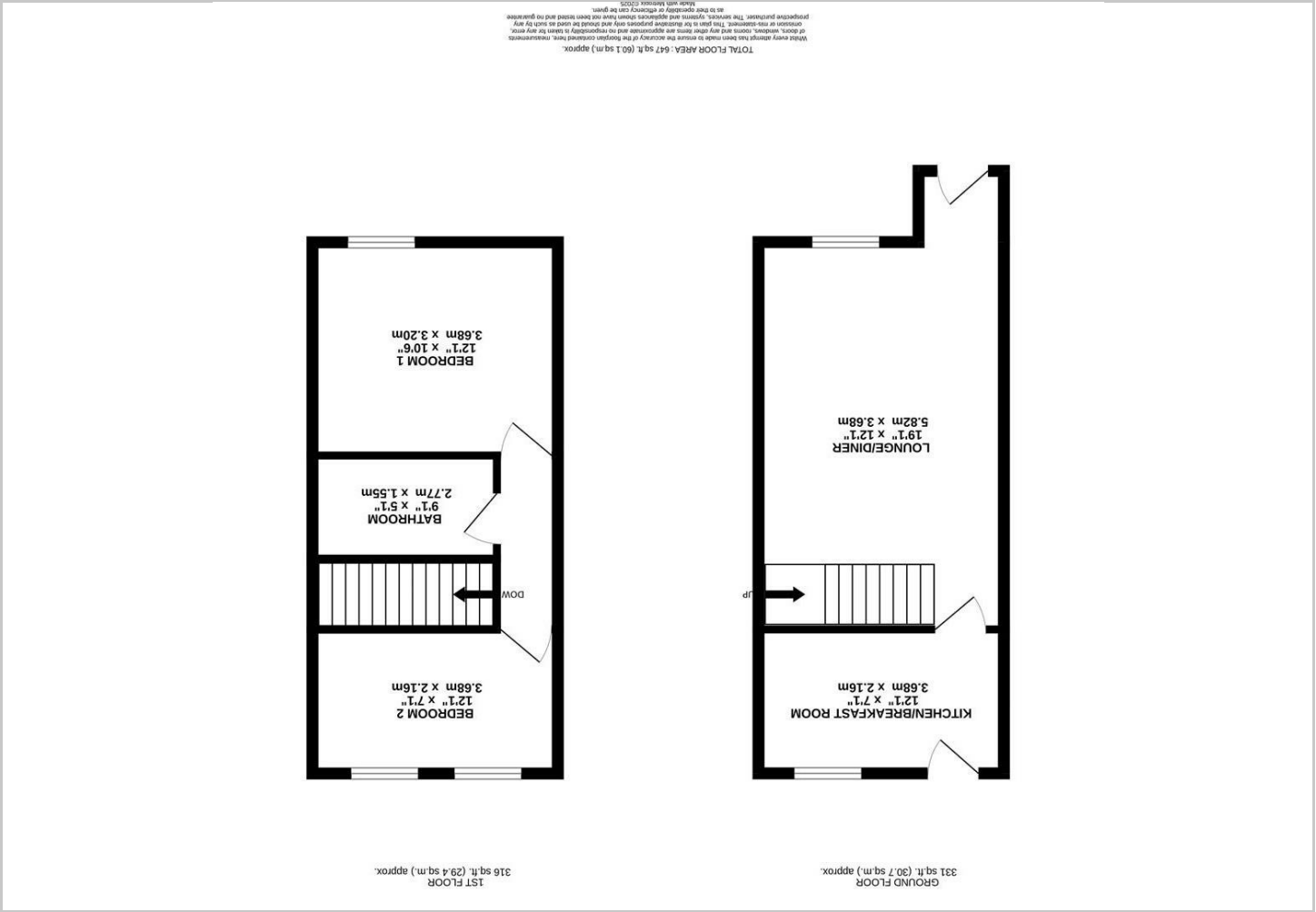








Floor Plans



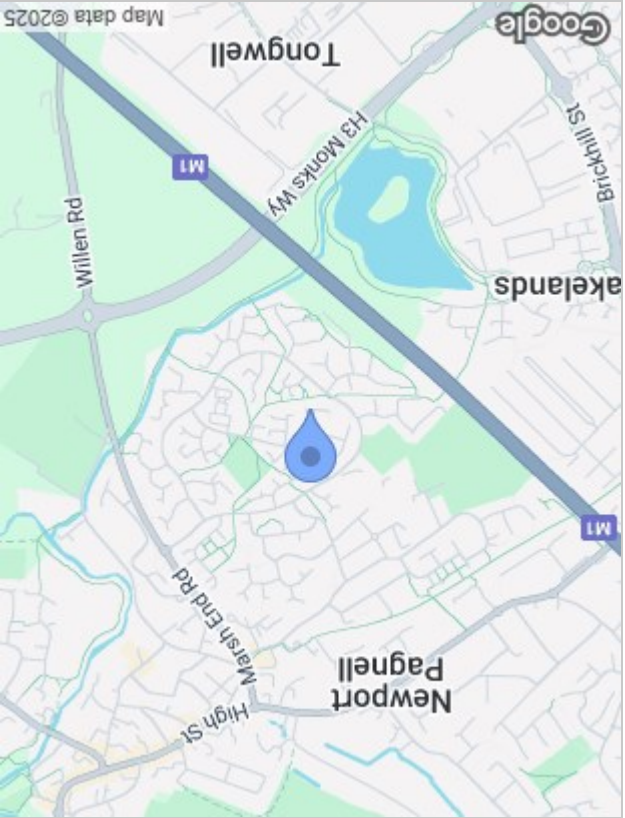
Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
EU Directive 2002/91/EC	Current	Potential
	76	91
England & Wales		
Not energy efficient - higher running costs		
G		
(1-20)		
F		
(21-30)		
E		
(31-35)		
D		
(36-50)		
C		
(51-60)		
B		
(61-80)		
A		
(81-95)		
Very energy efficient - lower running costs		

Energy Performance Graph



Location Map