

for sale

offers in excess of **£425,000**



## Salmons Yard Newport Pagnell MK16 9FQ

Connells Newport Pagnell are pleased to bring to the market a four-bedroom town house set in the much sought after pleasant market town of Newport Pagnell. This charming home offers a perfect blend of modern living and town location.



# Salmons Yard Newport Pagnell MK16 9FQ

## Entrance Hall

Double door to front. Cupboard understairs. Stairs raising to first floor. Radiator.

## Cloakroom

W/C. Wash hand basin. Part tiled. Window to front. Radiator.

## Lounge

15' 2" x 11' 1" MAX ( 4.62m x 3.38m MAX )  
Double glazed patio doors to rear garden.

## Kitchen

13' 6" x 8' 1" ( 4.11m x 2.46m )  
Fitted kitchen. Integrated appliances; double oven, gas hob, extractor fan, fridge-freezer, dishwasher. Part tiled. Window to front. Radiator.

## Landing First Floor

Airing cupboard. Doors leading to bedrooms: two, three and four. Door to family bathroom.

## Bedroom Two

13' 3" x 8' 6" Not including recess ( 4.04m x 2.59m Not including recess )  
Fitted wardrobes. Door to ensuite. Window to rear. Radiator.

## Ensuite

Double shower cubicle. W/C. Wash hand basin. Shaver point.



Extractor fan.

## Bedroom Three

12' 1" x 9' 3" NOT INTO RECESS ( 3.68m x 2.82m NOT INTO RECESS )  
Fitted wardrobes. Window to the front.

## Bedroom Four

9' 11" x 8' 3" ( 3.02m x 2.51m )  
Fitted wardrobes. Window to rear.

## Bathroom

Bath with mixer taps. Overhead shower. W/C. Wash hand basin. Heated towel rail. Part tiled. Window to rear.

## Bedroom One

18' 5" NOT INTO BAY, RESTRICTED HH x 10' 3" TO WARDROBE ( 5.61m NOT INTO BAY, RESTRICTED HH x 3.12m TO WARDROBE )  
Fitted wardrobes. Door to ensuite. Loft access. Windows to front and rear. Radiators.

## Ensuite

W/C. Wash hand basin. Shower cubicle. Extractor fan. Heated towel rail. Shaver point. Part tiled. Velux window to rear. Cupboard housing boiler.

## Rear Garden

Patio. Laid to lawn. Shrub boarder. Timber fence. Enclosed rear



garden. Private side access. Outside tap. Electric.







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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01908 610 805**  
**E [newportpagnell@connells.co.uk](mailto:newportpagnell@connells.co.uk)**

91 High Street Newport Pagnell  
 MILTON KEYNES MK16 8EN

Property Ref: NPA305901 - 0004

**Tenure:** Freehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/NPA305901](http://connells.co.uk/Property/NPA305901)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)