



**Annesley Road, Newport Pagnell MK16 0DQ**

**welcome to**

## **Annesley Road, Newport Pagnell**

AN EXTENDED and recently REDECORATED END OF TERRACE family home situated close to local schools. The property is offered with no upper chain involved and has a lounge, spacious kitchen, dining room/study, upstairs bedrooms and REFITTED BATHROOM. Outside are gardens, GARAGE and parking.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Porch:**

Double glazed door to front.

### **Lounge:**

15' x 14' 1" ( 4.57m x 4.29m )  
Double glazed window to rear, radiator, door into kitchen, stairs to first floor, wood laminate flooring.

### **Dining Room / Study:**

13' 1" x 7' 9" ( 3.99m x 2.36m )  
Double glazed window to front, radiator, door into kitchen.

### **Kitchen:**

15' x 9' 5" ( 4.57m x 2.87m )  
Fitted with a range of wall and base level units with work surfaces over, stainless steel sink with drainer, space for washing machine, fridge freezer, built-in oven and gas hob with extractor fan over, tiled splash back areas, wood laminate flooring, central heating boiler, double glazed window to rear, door to study/dining room.

### **Landing:**

Doors to bedrooms and bathroom, access to loft, radiator.

### **Bedroom One:**

10' 8" x 8' ( 3.25m x 2.44m )  
Double glazed window to front, radiator, built-in wardrobes.

### **Bedroom Two:**

9' 6" x 8' 2" ( 2.90m x 2.49m )  
Double glazed window to front, radiator.

### **Bedroom Three:**

8' 1" x 6' 6" ( 2.46m x 1.98m )  
Double glazed window to rear, radiator.

### **Bathroom:**

Fitted with a suite to comprise: Bath with shower over, wash hand basin and w.c. Fully tiled, heated towel rail, double glazed window to rear

### **Outside:**

#### **Front Garden:**

Mainly laid with patio slabs, some raised flowers and shrubs.

#### **Rear:**

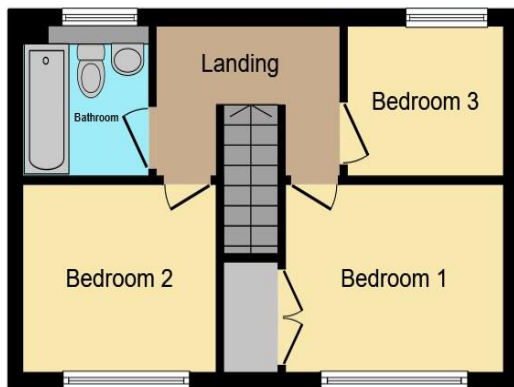
Private rear garden.

#### **Garage:**

Garage in nearby block and driveway space.



**Ground Floor**



**First Floor**

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)



**welcome to**  
**Annesley Road,**  
**Newport Pagnell**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MODERN METHOD OF AUCTION
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: D

guide price

**£275,000**



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Property Ref:  
NPL107093 - 0006

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brown & merry



**01908 611242**



[newportpagnell@brownmerry.co.uk](mailto:newportpagnell@brownmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



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