









welcome to

Petersham Close, Newport Pagnell

An END OF TERRACE family home located on the popular GREEN PARK DEVELOPMENT. The property does require updating so if you are looking for a project this may fit the bill. With a lounge/diner, upstairs SHOWER ROOM, GARDENS & GARAGE.

Entrance Porch:

Double glazed door to front, boiler, door to lounge and stairs.

Living / Dining Room:

24' 5" max x 11' 6" max (7.44m max x 3.51m max) Double glazed window to front and rear, under stairs cupboard, radiator, electric fire, door to kitchen.

Kitchen:

10' 9" x 7' 1" (3.28m x 2.16m)

Double glazed door to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, space for cooker, extractor fan, radiator.

Landing:

Access to loft and doors to bedrooms and bathroom.

Bedroom One:

12' 9" x 8' 6" ($3.89 \text{m} \times 2.59 \text{m}$) Double glazed window to front, radiator, built-in wardrobe.

Bedroom Two:

9' 4" x 8' 7" (2.84m x 2.62m)

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Three:

9' 9" max x 6' 1" (2.97m max x 1.85m) Double glazed window to front, radiator, over stairs cupboard.

Shower Room:

Fitted with a suite to comprise: Shower, wash hand basin and w.c. Partly tiled, double glazed window to rear.

Outside:

Rear Garden:

Paved patio area with flower and shrub borders plus gated side access.

Garage:

In nearby block.



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





welcome to Petersham Close, **Newport Pagnell**

- **GREEN PARK DEVELOPMENT**
- THREE BEDROOMS
- **SHOWER ROOM**
- NO UPPER CHAIN
- **GARAGE AND GARDEN**

Tenure: Freehold EPC Rating: C

guide price

£275,000



view this property online brownandmerry.co.uk/Property/NPL107140



Property Ref: NPL107140 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01908 611242



brown & merry

newportpagnell@brownandmerry.co.uk



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



brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.