



**Westbury Lane, Newport Pagnell MK16 8PT**

**welcome to**

## **Westbury Lane, Newport Pagnell**

Offered for sale with NO ONWARD CHAIN involved in this END OF TERRACE HOUSE situated close to SCHOOLS and LOCAL AMENITIES on the popular POETS DEVELOPMENT. Benefits include a CONSERVATORY, LOUNGE/DINER, CORNER PLOT REAR GARDEN and GARAGE in nearby block.

### **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.

### **Lounge / Diner:**

14' 5" x 13' 2" max ( 4.39m x 4.01m max )  
Double glazed window to rear, stairs rising to first floor, serving hatch, T.V. point.

### **Conservatory:**

13' 1" x 7' 1" ( 3.99m x 2.16m )  
Double glazed windows and door, power and lighting.

### **Kitchen:**

7' 8" x 7' 3" ( 2.34m x 2.21m )  
Double glazed window to front and fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, space for fridge/freezer, washing machine and cooker, serving hatch into lounge/diner.

### **Landing:**

Airing cupboard, loft access, stairs rising from lounge/diner.

### **Bedroom One:**

10' 3" x 9' 8" ( 3.12m x 2.95m )  
Double glazed window to rear, storage cupboard.

### **Bedroom Two:**

8' 1" x 8' ( 2.46m x 2.44m )  
Double glazed window to front, storage cupboard.

### **Bathroom:**

Fitted with a suite to comprise: Panelled bath, wash hand basin on a vanity unit and w.c. Partly tiled.

### **Outside:**

#### **Front:**

Laid to lawn with pathway leading to front door.

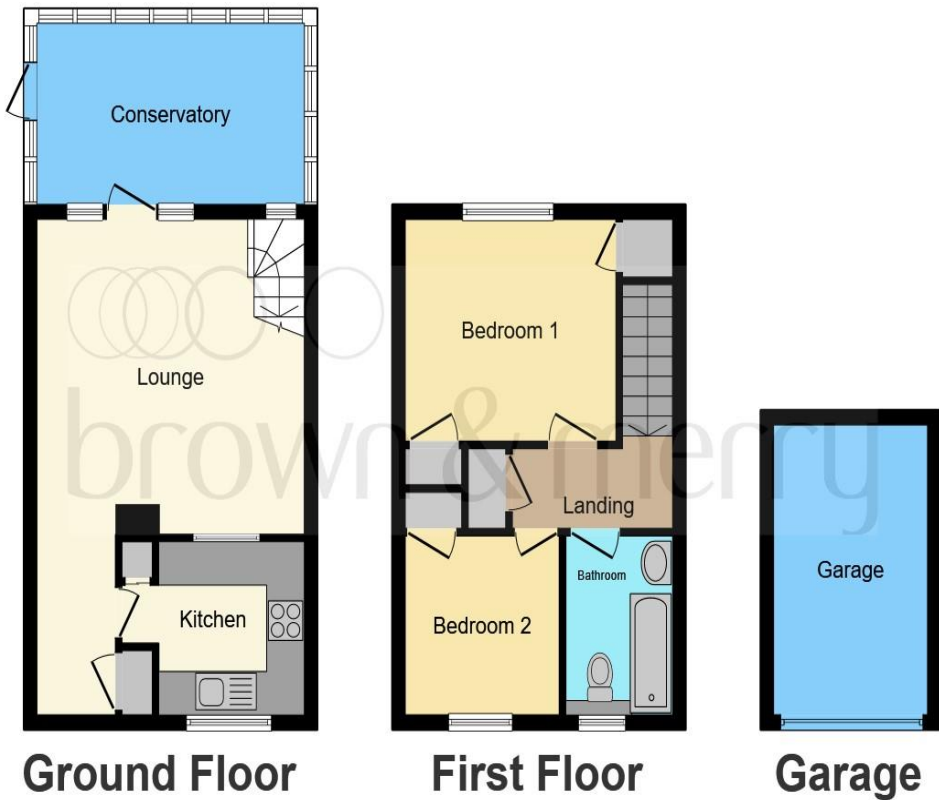
#### **Rear:**

Corner plot garden mainly laid to lawn with decked seating area, some flower and shrub borders, gated side access.

#### **Garage;**

Single garage located 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](http://www.focalagent.com)



**welcome to**  
**Westbury Lane,**  
**Newport Pagnell**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPPER CHAIN
- CORNER PLOT

Tenure: Freehold EPC Rating: E

guide price

**£250,000**



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Property Ref:  
NPL107234 - 0003

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