



Stour Close, Newport Pagnell MK16 9DZ

welcome to

Stour Close, Newport Pagnell

Requiring updating and offered for sale with NO ONWARD CHAIN is this SEMI-DETACHED family home. Situated close to SCHOOLS, RIVERSIDE WALKS and LEISURE CENTRE the property has a LOUNGE/DINER, BATHROOM with SEPARATE W.C., GARDENS to the FRONT and REAR, GARAGE and PARKING.

Entrance Hall:

Stairs rising to first floor accommodation, door leading to lounge/diner.

Lounge / Diner:

22' 1" max x 12' 5" max (6.73m max x 3.78m max)
Patio doors to rear garden, window to front aspect.

Kitchen:

9' 7" max x 8' 4" max (2.92m max x 2.54m max)
Window to rear and fitted with a range of base and eye level units with work surfaces over, oven with extractor over, sink with mixer tap.

Utility Room:

8' 1" x 6' 7" max (2.46m x 2.01m max)
Door to garage and garden, fitted with a range of base and eye level units, boiler, plumbing for a washing machine.

Landing:

Doors to bedrooms and bathroom.

Bedroom One:

12' 6" max x 10' 7" max (3.81m max x 3.23m max)
Double glazed window to front aspect.

Bedroom Two:

10' 7" x 9' 7" max (3.23m x 2.92m max)
Window to rear aspect, built-in wardrobes.

Bedroom Three:

8' 2" max x 7' 7" (2.49m max x 2.31m)
Window to front aspect.

Bathroom:

Fitted with a panelled bath and wash hand basin.
Window to rear.

W.C.:

Fitted with a low level w.c. Window to rear.

Outside:

Front:

Driveway leading to garage. Low maintenance garden, area of lawn and shrubs.

Rear:

Laid to lawn with shrub and bush lined borders, decked area in need of restoration.

Garage:

Single with an up and over door, door into utility room.

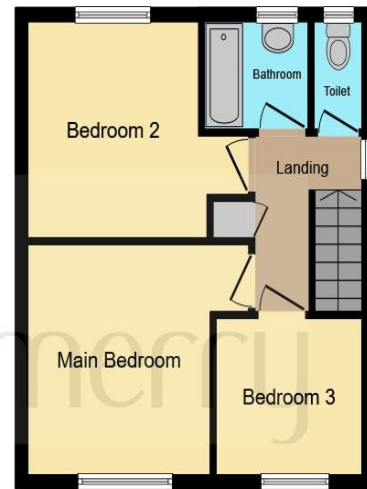
Agent's Note:

While we have taken great care in preparation of these particulars, prospective buyers are particularly warned that in this case we have been unable to have them checked by the former occupiers.

All services/appliances have not and will not be tested.



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



welcome to
Stour Close,
Newport Pagnell

- SEMI-DETACHED FAMILY HOME
- IN NEED OF UPDATING
- THREE BEDROOMS
- GARAGE AND GARDENS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

£300,000



view this property online [brownmerry.co.uk/Property/NPL107168](https://www.brownmerry.co.uk/Property/NPL107168)



Property Ref:
NPL107168 - 0005

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.

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.


brown & merry



01908 611242



newportpagnell@brownmerry.co.uk



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



[brownmerry.co.uk](https://www.brownmerry.co.uk)