









welcome to

Union Street, Newport Pagnell

A VERY WELL PRESENTED MID-TERRACE PERIOD PROPERTY situated close to the HIGH STREET. With accommodation spread over THREE FLOORS the property boasts SEPARATE RECEPTION ROOMS, a SHOWER ROOM, OFF STREET PARKING to the front and a COURTYARD STYLE REAR GARDEN.

Entrance Gained Via:

Double doors leading into entrance lobby with storage/access to the rear of the property. Main entrance door into:

Lounge:

16' 5" x 12' 6" max (5.00m x 3.81m max) Double glazed window to front, radiator, solid wood flooring, wall lights.

Dining Room:

12' 6" x 12' 6" max (3.81m x 3.81m max) Double glazed window to rear, solid wood flooring, stairs rising to first floor, door to kitchen.

Kitchen:

15' 9" x 6' 7" max (4.80m x 2.01m max) Fitted with a range of wall and base units with work surfaces over, sink with drainer, integrated fridge freezer, space for dish washer, washing machine, gas hob, electric oven extractor fan, double glazed window to rear and side, door to garden.

First Floor Landing:

Stairs rising from dining room and with doors to bedroom one and shower room. Stairs rising to second floor.

1st Floor Bedroom One:

12' 6" $\max x$ 9' 10" \max (3.81m $\max x$ 3.00m \max) Double glazed window to front, radiator, storage cupboard.

1st Floor Shower Room:

9' 10" x 9' 2" (3.00m x 2.79m)

Fitted with a suite to comprise: Shower cubicle, wash hand basin on a vanity unit and w.c. Radiator, door to boiler room, double glazed window to rear.

2nd Floor Landing:

Doors to bedrooms two and three.

2nd Floor Bedroom Two:

12' 6" max x 10' 6" max (3.81m max x 3.20m max)
Double glazed window to front, radiator, feature beams.

2nd Floor Bedroom Three:

11' 10" \times 9' 10" ($3.61m \times 3.00m$) Double glazed window to rear, radiator, storage cupboard, feature beams.

Boiler Room:

Central heating boiler, shelving, power and lighting.

Outside:

Front:

Block paved providing parking for one car.

Rear:

Landscaped courtyard garden with gated side access.



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





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- THREE DOUBLE BEDROOMS
- SEPARATE RECEPTION ROOMS
- SHOWER ROOM
- **OFF STREET PARKING**
- COURTYARD STYLE REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

guide price

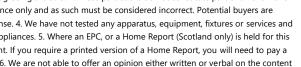
£350,000



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Property Ref: NPL107024 - 0007 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 quidance 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.







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