



**Union Street, Newport Pagnell MK16 8ET**

**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" x 9' 10" ( 3.61m x 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](http://www.focalagent.com)

welcome to  
**Union Street,  
Newport Pagnell**

- 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

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