



Barnsbury Gardens, NEWPORT PAGNELL MK16 0PH

welcome to

Barnsbury Gardens, NEWPORT PAGNELL

Ideal as a FIRST TIME BUY or a home for a young family is this MID TERRACE HOUSE. Situated within a cul-de-sac location on the popular GREEN PARK DEVELOPMENT and being close to LOCAL AMENITIES and SCHOOLS the property benefits from a KITCHEN/DINER, COMMUNAL PARKING AREA and a PRIVATE REAR GARDEN.

Entrance Hall:

Entered via a Upvc door, carpet flooring, stairs rising to first floor, radiator, door to lounge.

Lounge:

13' 1" max x 12' 2" max (3.99m max x 3.71m max)
Carpet flooring, radiator, double glazed window to front aspect, T.V. point, door to kitchen.

Kitchen / Diner:

12' 7" x 8' 5" (3.84m x 2.57m)
Fitted with a range of wall and base units with work surfaces over, ceramic hob, electric oven, stainless steel sink with drainer and mixer tap, extractor fan, tiled splash back surround, space for a washing machine and dish washer, wood effect laminate flooring, Upvc door to rear aspect.

Landing:

Carpet flooring, doors to bedrooms and bathroom, loft hatch.

Bedroom One:

11' 5" x 9' 7" (3.48m x 2.92m)
Carpet flooring, radiator, sliding fitted wardrobes, two double glazed windows to front.

Bedroom Two:

10' 5" x 6' 5" (3.17m x 1.96m)
Carpet flooring, radiator, double glazed window to rear.

Bathroom:

Fitted with a suite to comprise: bath with electric shower over, wash hand basin with mixer tap and w.c. Tiled floor to ceiling, heated towel rail, frosted double glazed window to rear.

Outside:

Front:

Laid to lawn with pathway leading to front door.

Rear Garden:

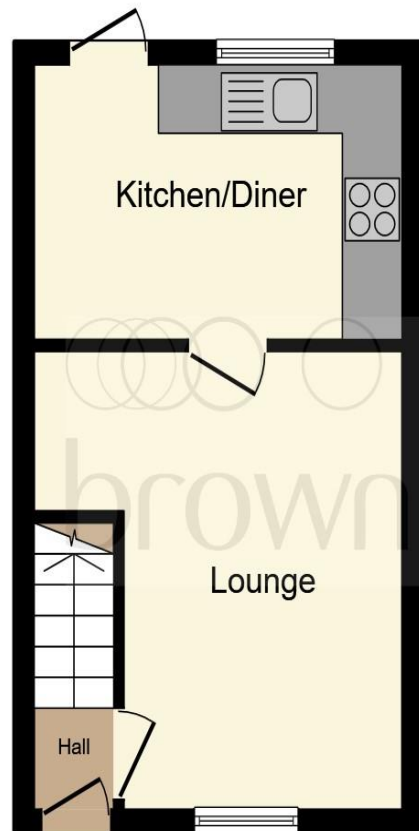
Low maintenance rear garden, mainly laid to lawn with patio area and gate providing rear access.

Parking:

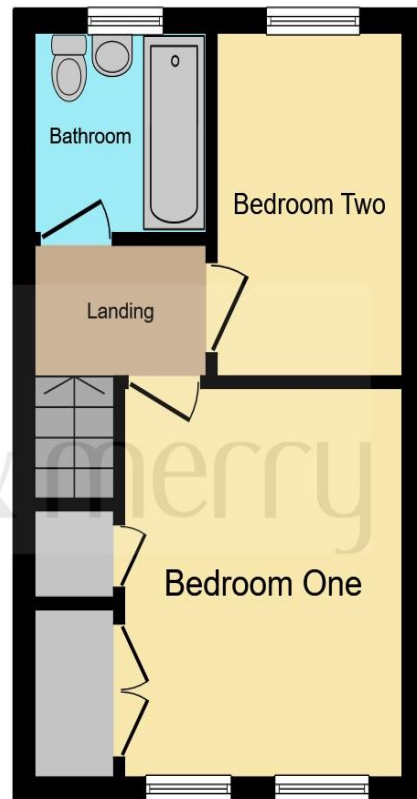
Communal parking for residents.

Agent's Note:

Our vendor has advised us that there is Fibre broadband to the property with 1Gb/s speed.



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

**Barnsbury Gardens,
NEWPORT PAGNELL**

- CUL-DE-SAC LOCATION ON THE GREEN PARK DEVELOPMENT
- IDEAL FIRST TIME BUY
- TWO BEDROOM MID TERRACE HOUSE
- KITCHEN/DINER
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£265,000



view this property online [brownandmerry.co.uk/Property/NPL107646](https://www.brownandmerry.co.uk/Property/NPL107646)



Property Ref:
NPL107646 - 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.

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@brownandmerry.co.uk



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



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