









welcome to

Portfields Road, Newport Pagnell

Offered for sale with NO ONWARD CHAIN and situated on the popular PORTFIELDS ROAD stands this SEMI-DETACHED BUNGALOW. With a kitchen/diner, lounge and garden room, PARKING FOR SEVERAL VEHICLES, GARDEN and GARAGE.

Entrance Porch:

Door to front, double doors to entrance hall.

Entrance Hall:

Doors to lounge, bedrooms and bathroom, open to kitchen, storage cupboard, radiator.

Lounge:

14' 2" x 10' 11" (4.32m x 3.33m)

Carpet flooring, radiator, double glazed window to front and side aspects.

Kitchen/Diner:

14' 9" x 12' (4.50m x 3.66m)

Fitted with a range of base and eye level units with work surfaces over, radiator, induction hob, stainless steel sink with drainer and mixer tap, microwave oven, double glazed window to rear, door to side, wood effect vinyl flooring.

Garden Room:

17' 7" x 6' (5.36m x 1.83m)

Two double glazed windows to rear aspect, door to rear, radiator, wood effect vinyl flooring.

Bedroom One:

12' 8" x 11' 6" (3.86m x 3.51m)

Carpet flooring, radiator, double glazed window to garden room.

Bedroom Two:

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to front aspect, carpet floor, radiator.

Bedroom Three:

9' 9" x 7' 9" (2.97m x 2.36m)

Carpet flooring, doors to garden room, radiator.

Bathroom:

Heated towel rail, vinyl flooring, bath with tap and shower fitting, tiled splashback surround, w.c., hand wash basin with mixer tap, double glazed window to side aspect.

Outside:

Front:

Off road parking for several cars.

Garage:

Single garage.

Rear Garden:

Paved rear garden with small space for planting in.



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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- NO ONWARD CHAIN
- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARDEN, PARKING and GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£400,000



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Property Ref: NPL107158 - 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.

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