



**Holland Way, Newport Pagnell, MK16 0LN**

**welcome to**

## **Holland Way, Newport Pagnell**

Located in a popular residential area of Newport Pagnell, is this well-presented, two-bedroom, mid-terraced home. The property comprises of lounge, dining area and kitchen. Upstairs are two well-proportioned bedrooms and family bathroom. Outside there is allocated parking and a garage in a block.

### **Auctioneer's Comments**

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### **Entrance Porch**

Double-glazed door to the front and glazed door to the lounge.

### **Lounge**

Feature fireplace, vertical radiator and stairs to the first floor. Double-glazed window to the front. Door to the dining area.

### **Dining Area**

Central heating boiler, vertical radiator and double-glazed window to the rear.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, eye level electric oven and a gas hob with extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed window to the rear and double-glazed door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and loft access. Doors to both bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes providing hanging space and storage, radiator and a double-glazed window to the front.

### **Bedroom Two**

Radiator and double-glazed window to the rear.

### **Bathroom**

Fully tiled with a washing hand basin set in a vanity unit, low-level WC and a bath with shower over. Heated towel rail, extractor fan and double-glazed obscured window to the rear.

### **Outside**

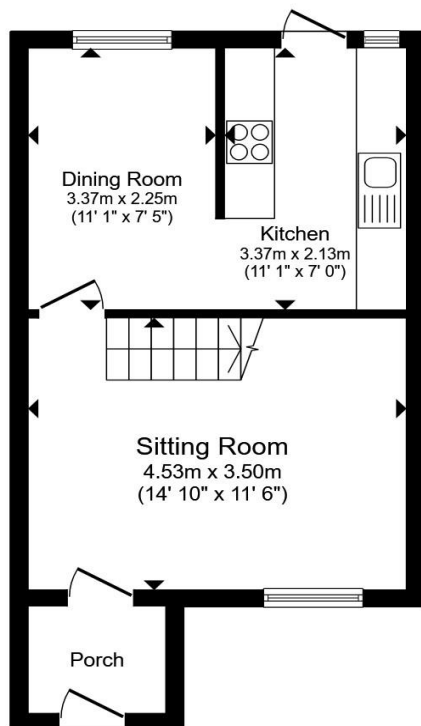
#### **Front Garden**

Mainly laid to lawn with a path leading to the front door and a small flower bed.

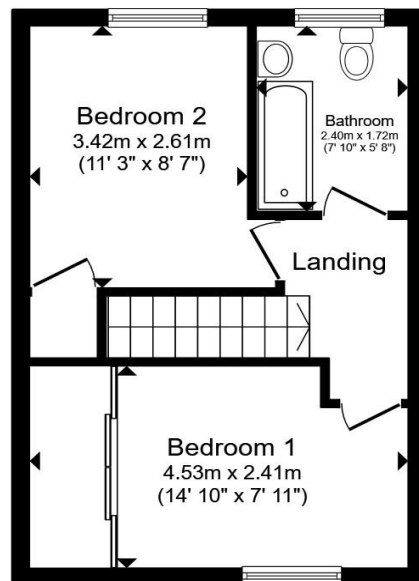
#### **Rear Garden**

Enclosed by panel fencing the garden is mainly laid to lawn with a small, covered patio area by the house. Shed and gated rear access.





**Ground Floor**



**First Floor**

Total floor area 65.8 m<sup>2</sup> (708 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Holland Way,**  
**Newport Pagnell**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO-BEDROOM MID-TERRACE
- POPULAR LOCATION

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

guide price

**£200,000**



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Property Ref:  
NPL107953 - 0003

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