



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 a garage in a block and parking nearby.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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

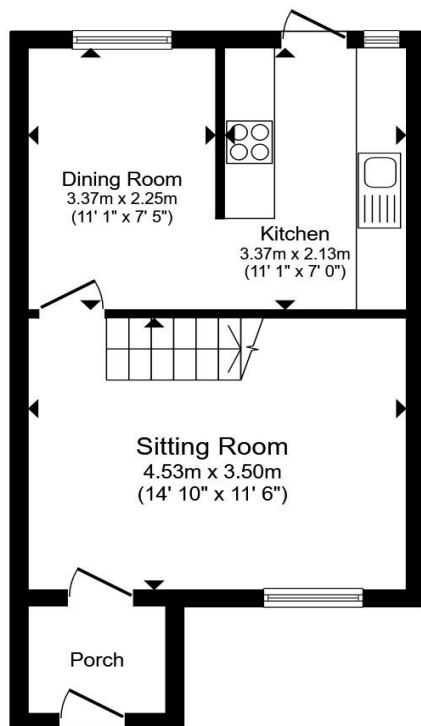
Mainly laid to lawn with a path leading to the front door and a small flower bed.

Rear Garden

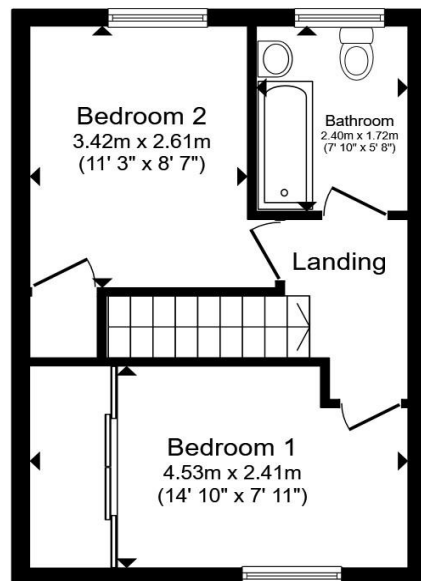
Enclosed by panel fencing the garden is mainly laid to lawn with a small, covered patio area by the house. Shed and gated rear access.

Garage

Garage in a block.



Ground Floor



First Floor

Total floor area 65.8 m² (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



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

£235,000



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Property Ref:
NPL107953 - 0007

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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)