









welcome to

Newport Road, Woburn Sands, MILTON KEYNES

This two-bedroom property has a en-suite to master, lounge, kitchen, utility room, family bathroom, large rear garden and front drive way for multiple cars.

Entrance Hall

Vinyl tiled flooring. Door to living room and bedroom 1.

Lounge

16' 11" to window x 11' 4" (5.16m to window x 3.45m) Stripped wooden flooring. Two radiators. Dual log burner. Two double glazed windows to the front aspect. Doors leading through to the kitchen and bedroom.

Kitchen

Irregular Shaped Room 9' x 8' 7" (2.74m x 2.62m) Fitted with a range of wall and base units. Butler sink and drainer. Electric cooker and built in electric fan. Tiled splash back. Radiator. Spotlights on the ceiling. Vinyl tiled flooring. Double glazed window to the rear and side aspects. Door leading to garden and side front access.

Utility Room

8' x 4' 4" (2.44m x 1.32m)

Fitted with wall and base units. Space for dishwasher and tumble dryer. Double glazed window to the side aspect. Loft hatch.

Bedroom 1

16' 8" narrowing to \times 11' (5.08m narrowing to \times 3.35m) Stripped wood flooring. Fireplace. Two radiators. Loft hatch. Double glazed window to the front aspect. Door leading through to en-suite.

En-Suite

WC and wash hand basin. Walk-in shower. Heated towel rail. Electric fan. Spotlights. Built-in unit.

Bedroom 2 / Dining Room

13' 7" x 10' 6" max (4.14m x 3.20m max)
Fully carpeted. Radiator. French doors opening out

into the garden.

Bathroom

WC and wash hand basin. Electric shower. Heated towel rail. Partly tiled. Tiled flooring. Double glazed window to the side aspect.

Cot Room / Study

8' 9" narrowing to \times 7' 5" (2.67m narrowing to \times 2.26m) Fully carpeted. Radiator.

Rear Garden

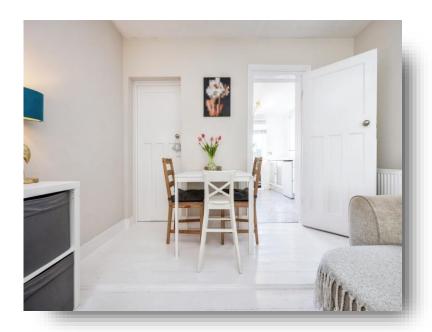
Patio and gravel area. Laid to lawn with mature shrubs.

Front Garden

Wooden gated entrance to shingle driveway providing parking for 3 cars. Edged with sleeper planters and flowers.



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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- TWO BEDROOM COTTAGE
- **ENSUITE TO MASTER**
- LARGE REAR GARDEN
- PARKING FOR MULTIPLE CARS
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: Awaited

offers over

£450,000



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Property Ref: WOS105533 - 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.





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