



**Newtown Road, Little Irchester NN8 2DX**

**welcome to**

**Newtown Road, Little Irchester**

We are delighted to offer this extremely well presented two bedroom mid terrace property, handily located for the A509, giving access to Milton Keynes and the M1. The accommodation comprises of an entrance hall, large through lounge/dining room, a very well fitted kitchen and a conservatory/lean to.



**Entered Via:**

Glazed composite door to:

**Entrance Porch**

Tiled floor, glazed door to:

**Entrance Hall**

Radiator, tiled floor, stairs to first floor landing.

**Lounge Area**

12' max x 11' 4" ( 3.66m max x 3.45m )

Double glazed window to front, radiator, wall mounted gas fire, opens to:

**Dining Area**

12' 4" max x 11' 6" ( 3.76m max x 3.51m )

Double glazed window to rear, radiator.

**Kitchen**

12' 4" x 9' ( 3.76m x 2.74m )

Modern base and eye level units with work surface over, stainless steel sink and drainer unit, ample space for white goods, tiled surrounds and tiled floor, understairs pantry, double glazed windows to side and rear, double glazed door to:

**Conservatory/ Utility**

12' 4" x 6' ( 3.76m x 1.83m )

Tiled floor, double glazed door to rear garden.

**First Floor  
Landing**

Loft access.

**Bedroom One**

15' 4" max x 11' 4" ( 4.67m max x 3.45m )

Double glazed window to front, radiator.

**Bedroom Two**

11' 6" x 10' 4" max ( 3.51m x 3.15m max )

Double glazed window to rear, radiator.

**Bathroom**

12' 4" x 7' 10" ( 3.76m x 2.39m )

Superbly appointed with WC, wash hand basin, free standing "roll top" bath, large shower cubicle with glass screen, towel rail, cupboard with central heating boiler, double glazed windows to side and rear.

**Outside  
Front Garden**

Retaining wall to the front.

**Rear Garden**

Fence enclosed with full width patio, large area of artificial grass, paved at rear, idea for shed/greenhouse etc.



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## Newtown Road, Little Irchester

- A very well presented two bedroom mid terrace
- Modern central heating and double glazing
- A good quality kitchen and first floor bathroom
- Conservatory/lean to
- A good size enclosed rear garden

Tenure: Freehold EPC Rating: D

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR113429 - 0003

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