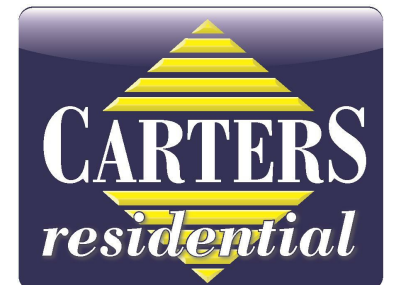




Petersham Close, Newport Pagnell, MK16 0JG



44 Petersham Close
Newport Pagnell
Buckinghamshire
MK16 0JG

£315,000

A well presented 3 bedroom semi detached house with garage in nearby block, front and rear gardens, located on the popular Green Park development.

The property has accommodation set on two floors comprising an entrance hall, L shaped lounge/dining room, fitted kitchen and on the first floor 3 bedrooms and a modern bathroom. Outside the property has gardens to front and rear and a garage in an adjacent block.

Petersham Close is a cul-de-sac located just a short walk from the local shops, doctors surgery, pub, and Green Park and Ousedale schools.

- Semi Detached House
- 3 Bedrooms
- Lounge/ Dining Room
- Fitted Kitchen
- Modern Bathroom
- Front & Rear Gardens
- Garage in Adjacent Block
- Short Walk to Shops & Schools





Ground Floor

An entrance hall has space to hang coats, shoes, et cetera and a door to the living room.

The L shaped lounge/dining room has a living area to the front with stairs to the first floor, under stairs cupboard with plumbing and space for the washing machine and the dining area to the rear with a window overlooking the rear garden.

The kitchen has a range of units to floor and wall levels with 1 1/2 bowl sink unit and an integrated gas hob, extractor hood and electric oven. Space for appliances. Window and door to the rear.

First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with built-in wardrobes.

Bedroom 2 is a double bedroom located to the rear with built-in wardrobes.

Bedroom 3 is a single bedroom located to the front with a cupboard.

The bathroom has a modern white suite comprising WC, wash basin and bath with shower over, part tiled walls and window to the roof.

Outside

The front garden is laid with lawn with a pathway to the front door and side gated access to the rear garden.

Rear garden has a partly covered paved patio, lawn, stocked beds and is enclosed by fencing and brick walls.

Garage

Detached garage in the adjacent block. (Left-hand garage of the pair)

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council
Council Tax Band:

Note for Purchasers

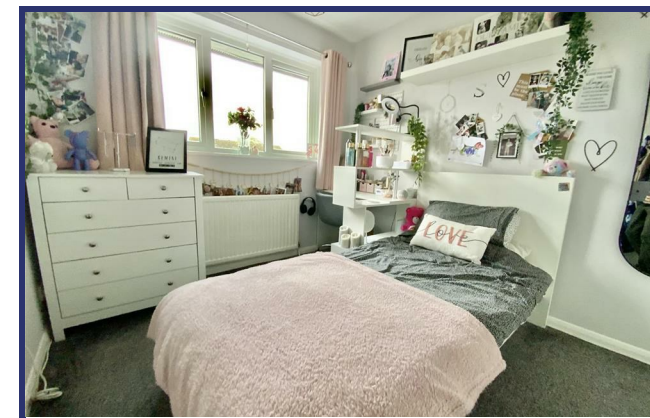
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

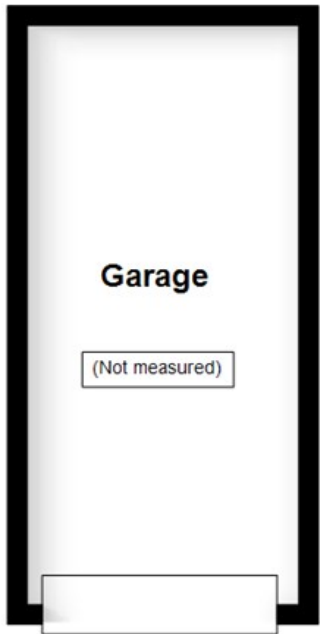
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



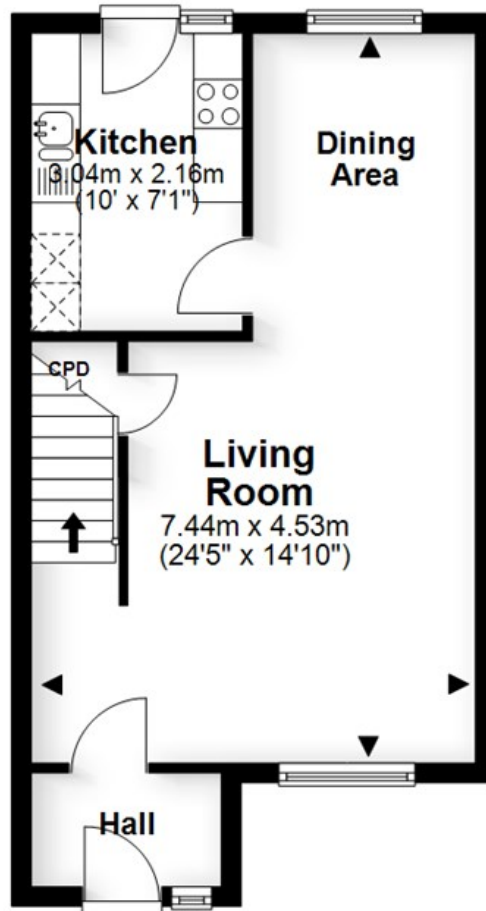
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



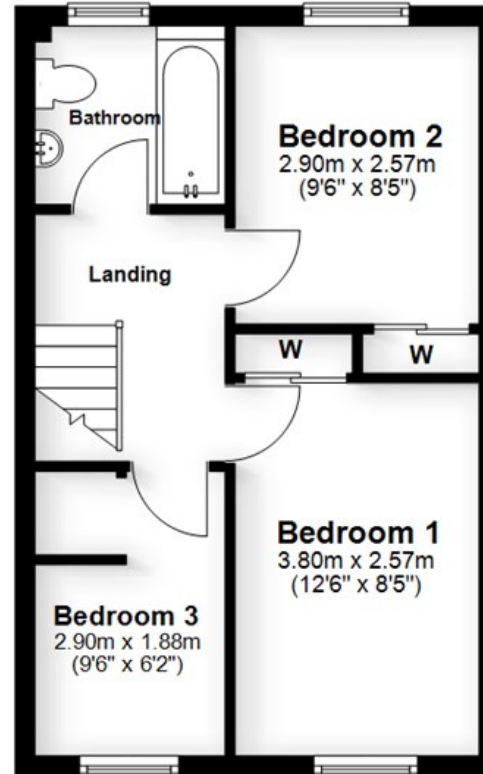
Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



First Floor

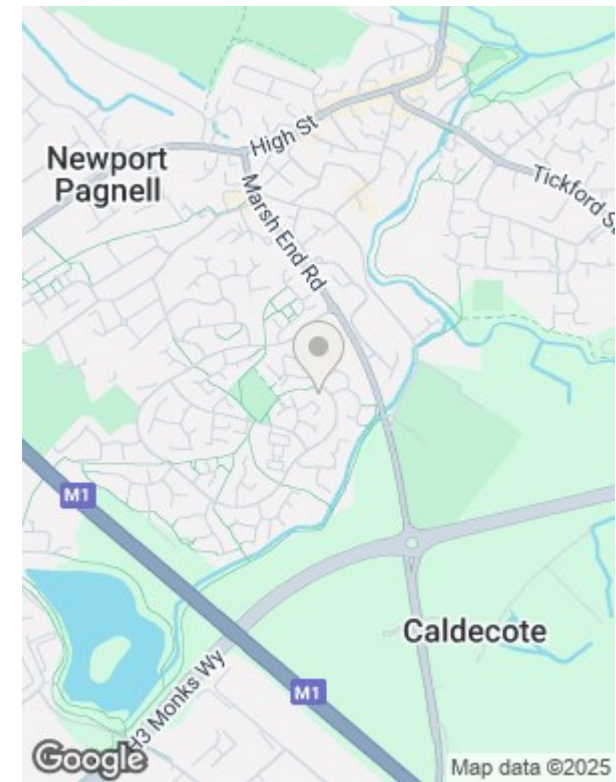
Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 69.7 sq. metres (750.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

