Cauldwell

PROPERTY SERVICES









8 Worcester Close, Newport Pagnell, MK16 8DH

£325,000

Cauldwell Property Services are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED HOME, situated within the popular and well-established town of NEWPORT PAGNELL. The property is in need of MODERNISATION and offers an excellent opportunity for a buyer looking to create a home to their own specification. The asking price has been set to reflect the work required.

The accommodation comprises an entrance hall, LIVING ROOM, KITCHEN/DINING ROOM and a useful SINGLE-STOREY REAR EXTENSION providing additional living space. To the first floor there are THREE WELL-PROPORTIONED BEDROOMS and a WET ROOM.

Externally, the property benefits from FRONT AND REAR GARDENS along with a GARAGE.

Offering generous accommodation and plenty of potential, this property would make an ideal purchase for buyers looking for a home they can modernise and improve to suit their own requirements.

Newport Pagnell is a highly sought-after market town offering an excellent range of local amenities, shops, pubs and restaurants, together with well-regarded schooling. The town provides convenient access to Central Milton Keynes, the M1 motorway and Milton Keynes Central railway station, making it well positioned for commuters.

Early viewing is recommended to fully appreciate the accommodation, location and potential this property has to offer.

ENTRANCE HALL
Entrance door. Door to living room and kitchen/dining room. Understairs storage cupboard. Radiator. Double glazed window to front.

KITCHEN/DINING ROOM 26'4" x 7'10" (8.04 x 2.39)
Fitted with a range of wall and base units with roll top worksurfaces incorporating sink drainer unit. Electric oven and four ring gaws hob with extractor fan. Plumbing for washing machine Two double glazed windows to side. Double glazed window to front.

DINING ROOM 12'3" x 12'2" (3.75 x 3.71)
Fireplace and surround. Arch way leading to living room.

LIVING ROOM 20'4" x 9'6" (6.22 x 2.92)
into extension
Double glazed window to rear. Double glazed window to side. Radiator.

FIRST FLOOR LANDING
Doors to upstairs rooms. Double door airing cupboard. Access to loft.

BEDROOM ONE 11'11" x 9'10" (3.65 x 3.0)
Double glazed window to front. Radiator Built in cupboard.

BEDROOM TWO 11'1" x 7'7" (3.39 x 2.33)
Double glazed window to rear. Radiator. Built in cupboard.

BEDROOM THREE 10'8" x 6'3" (3.27 x 1.92)
Restricted head height
Double glazed window to side. Radiator. Eaves storage.

WET ROOM
Wall mounted shower. Low level wc. Wash hand basin. Radiator. Frosted double glazed window to side. Wall mounted heater.

REAR GARDEN
Enclosed and laid to lawn with patio area. Wooden fence surround. Gated side access.

FRONT GARDEN
Laid to lawn with hedgerow surround. Hardstanding driveway leading to single garage.

SINGLE GARAGE
Up and over door.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

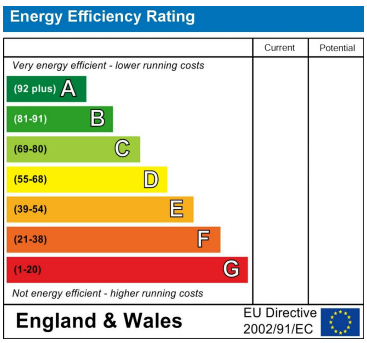


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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