



High Street, Newport Pagnell, MK16 8HD

welcome to

High Street, Newport Pagnell

Situated in the heart of the highly sought-after market town of Newport Pagnell, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation ideal for families, first-time buyers, or investors alike.

Entrance Porch

Double-glazed door to the front and double-glazed windows to the front and side. Door and window to the entrance hall.

Entrance Hall

Double-glazed window to the side, stairs to the first floor and under stairs storage cupboard. Doors to the lounge, dining room and kitchen.

Lounge

Gas fireplace and double-glazed bay window to the front.

Dining Room

Gas fireplace and double-glazed Patio doors leading out to the garden.

Kitchen

Fitted with a mix of wall and base units with work top over, sink with mixer tap and drainer and space for a cooker. Space for a washing machine and a fridge/freezer. Storage cupboard with a double-glazed window to the side. Double-glazed window to the rear and a double-glazed door leading out to the garden.

First Floor Landing

Stairs from the ground floor and double-glazed window to the side. Doors to all bedrooms and the shower room.

Bedroom One

Built-in storage cupboard and double-glazed bay window to the front.

Bedroom Two

Built-in wardrobe with hanging space and storage. Double-glazed window to the rear.

Bedroom Three

Built-in wardrobe with hanging space and storage. Double-glazed windows to the side and rear.

Shower Room

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Access to a boarded loft and a double-glazed obscured window to the rear.

Outside Garage

Garage with power, double-glazed window to the rear, door to the side and an up & over door.

Rear Garden

Enclosed by fencing the garden is mainly laid to lawn with shrub borders. a paved patio area, a paved seating area and a shed.

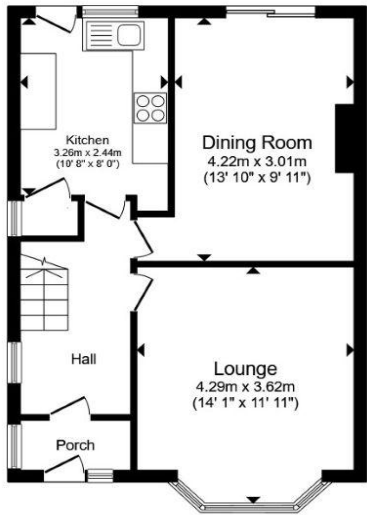
Front Garden

Mainly laid to lawn with a block paved driveway providing off-road parking in front of the garage.

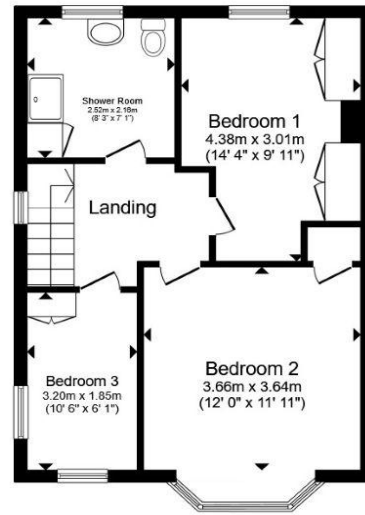
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

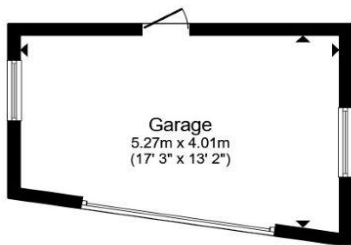
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time-frames involved.



Ground Floor



First Floor



Garage

Total floor area 110.2 m² (1,187 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
High Street,
Newport Pagnell

- THREE-BEDROOM SEMI-DETACHED
- PRIME HIGH STREET LOCATION
- PRIVATE REAR GARDEN
- OFF-ROAD PARKING & GARAGE
- WALKING DISTANCE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£375,000



view this property online [brownandmerry.co.uk/Property/NPL108121](https://www.brownandmerry.co.uk/Property/NPL108121)



Property Ref:
NPL108121 - 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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)