Cauldwell

PROPERTY SERVICES

41 Beaconsfield Place, Newport Pagnell, MK16 0EB

£240,000

CAULDWELL are pleased to offer for sale this charming Victorian terraced home, ideally situated in the heart of Newport Pagnell, just a short walk from the High Street and its array of shops, cafés, and amenities.

Offered for sale with no upper chain, the property provides spacious accommodation throughout and represents an excellent opportunity for buyers looking for a home that requires modernisation.

The accommodation briefly comprises: entrance porch, living room with feature front window, inner hallway, and a generous dining room with understairs storage and views over the rear garden. The kitchen is fitted with a range of units and leads through to a ground floor bathroom fitted with a three-piece suite.

To the first floor there are two/three well-proportioned bedrooms, with one benefiting from a large dressing/study room, offering flexibility for use as a third cot room or home office.

Outside, the property boasts a low-maintenance rear garden, mainly laid to patio and fully enclosed, ideal for outdoor entertaining.

Situated within close proximity to Ousedale School, local parks including Bury Field, and excellent transport links including the M1 (J14) and Milton Keynes Central station.

An ideal purchase for first-time buyers, investors, or those looking to modernise and extend a character home in a prime location.

ENTRANCE PORCH
Front entrance door. Door to living room.

LIVING ROOM 11'3" x 8'11" (3.44 x 2.72)
Double glazed window to front Coving to skimmed ceiling.

INNER HALLWAY
Stairs to first floor Door to dining room.

DINING ROOM 10'3" x 11'4" (3.13 x 3.46)
Double glazed window to rear. Understairs storage cupboard. Door to kitchen.

KITCHEN 8'5" x 6'7" (2.59 x 2.03)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven,. four ring hob and extractor. Plumbing for washing machine. Splash back tiling. Door to further inner hallway.

INNER HALLWAY
Double glazed door to garden. Radiator. Airing cupboard housing boiler. Door to bathroom.

BATHROOM
Three piece suite comprising low level wc, panelled bath and wash hand basin. Frosted double glazed window to rear.

FIRST FLOOR LANDING
Doors to bedrooms.

BEDROOM ONE 14'9" x 10'4" (4.50 x 3.15)
Double glazed window to rear. Radiator. Door to nursery/bedroom three.

BEDROOM THREE/NURSERY 17'7" x 6'6" (5.38 x 1.99)
Accessed via bedroom one. Double glazed window to rear and side. Radiator.

BEDROOM TWO 14'7" x 8'10" to 11'8" (4.47 x 2.71 to 3.57)
Two double glazed windows to front.

REAR GARDEN
Laid mainly to patio and shingle with wooden fence surround. Gated access.

FRONT GARDEN
Laid to shingle and patio. Path to front 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.

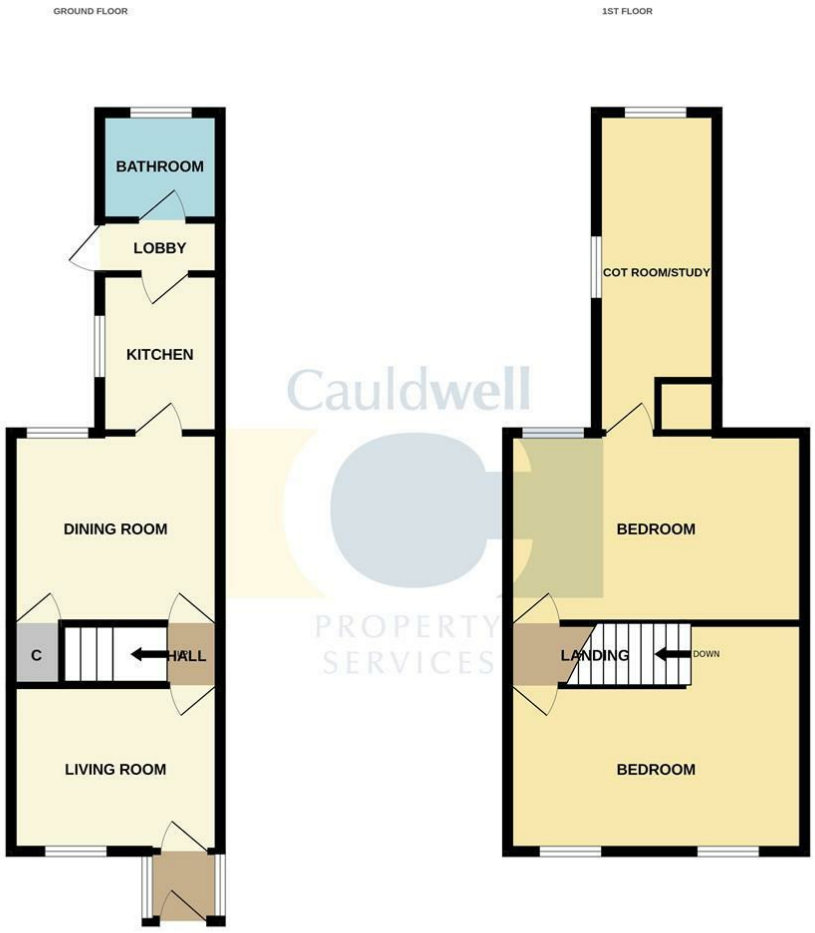
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

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.

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.

Floor Plan



TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.

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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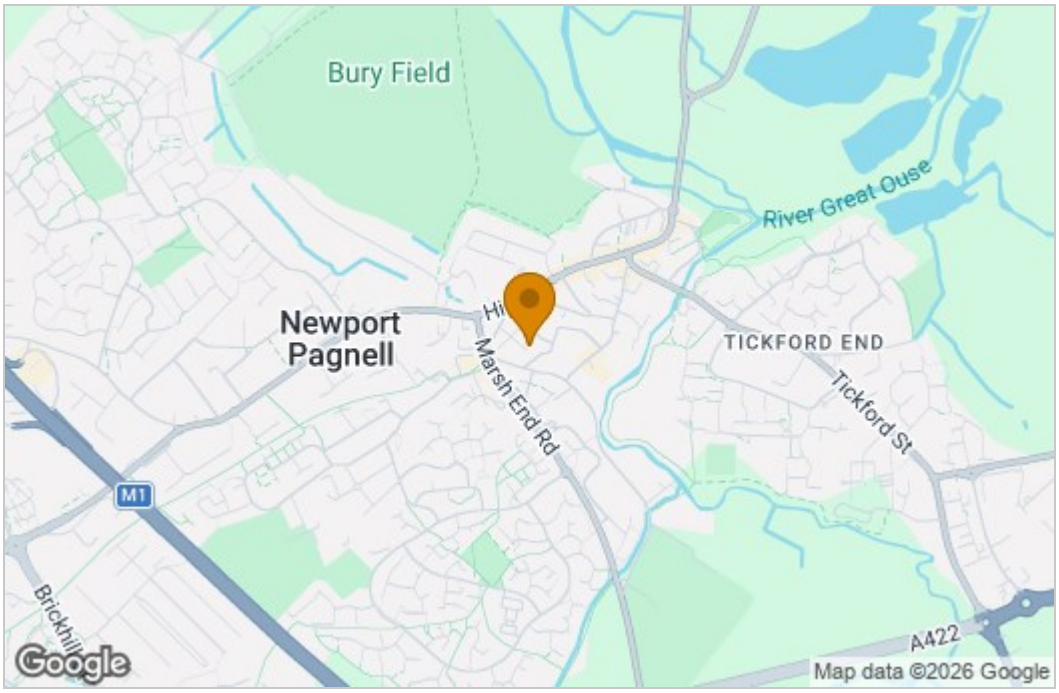
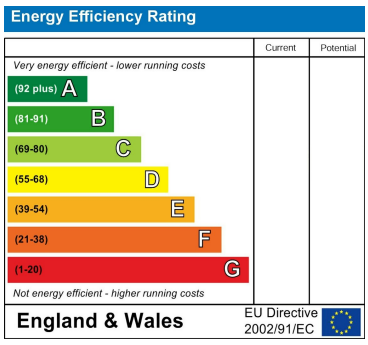
Area Map



Energy Efficiency Graph



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