



6 The Old Yard  
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**Medway Close**  
**Newport Pagnell, MK16 9DT**  
**Guide price £425,000**

**Entrance**



**Study**

9'0" x 9'0" (2.75m x 2.76m )



**Entrance Hall**

**Inner Hallway**

**WC**

**Lounge**

20'8" 10'4" (6.30m 3.17m )



**Conservatory**

15'6" x 7'10" (4.73m x 2.40m)



**Kitchen**

11'2" x 8'2" (3.42m x 2.51m)



**Dining Room**

10'8" x 9'5" (3.27m x 2.89m )



**First Floor Landing**

**Main Bedroom**

8'9" x 13'11" (2.67m x 4.25m )



**Bedroom 3**

10'10" x 7'8" (3.31m x 2.35m )

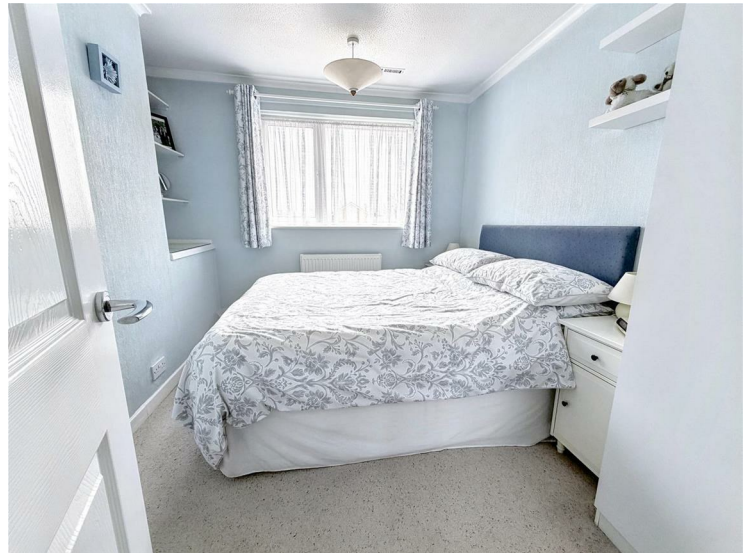


**En-suite Shower Room**



**bedroom 4**

8'0" x 10'1" (2.45m x 3.09m)

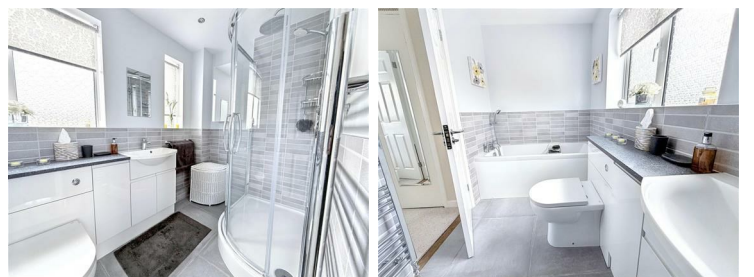


**Bedroom 2**

10'7" x 8'8" (3.23m x 2.66m )



**Bathroom**

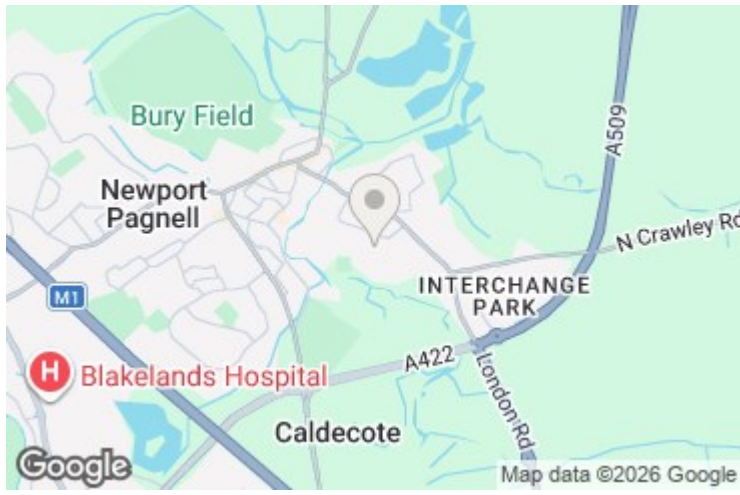


**Rear Garden**

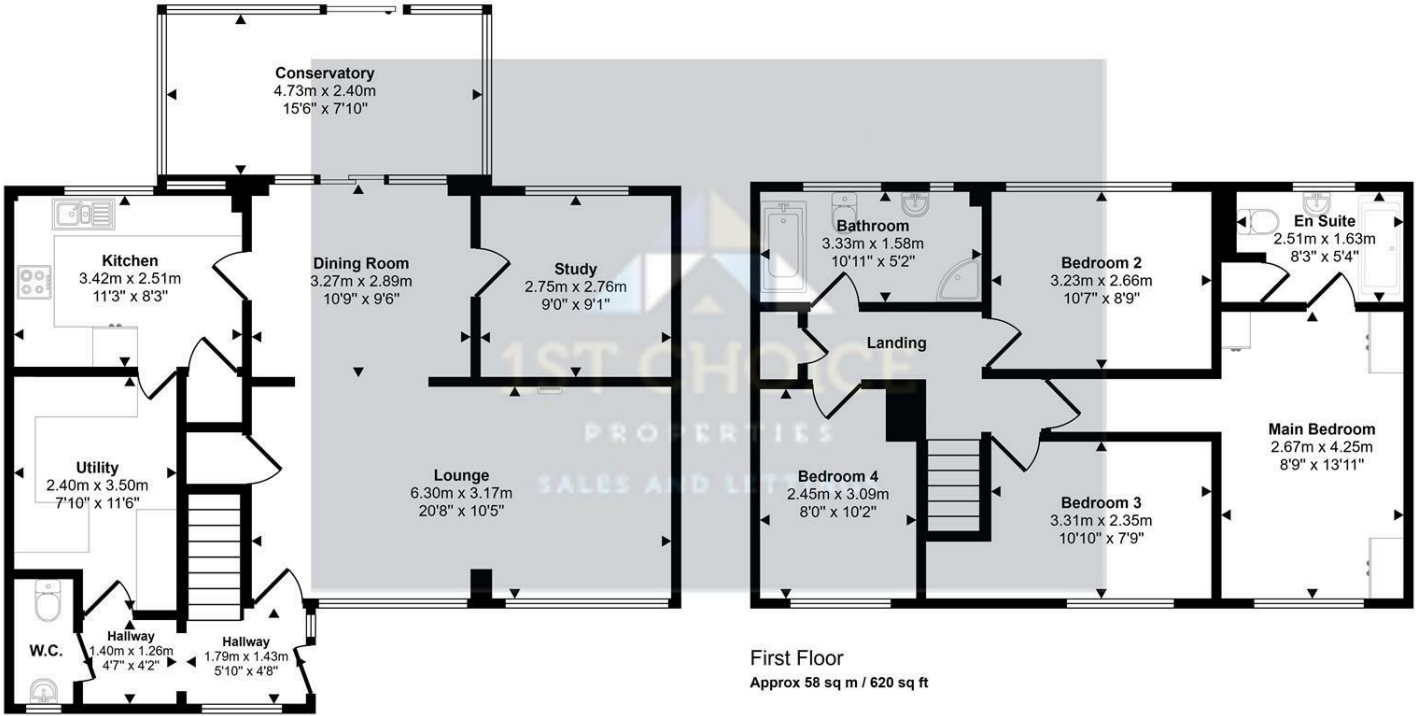


**Front garden**

**Parking**



Approx Gross Internal Area  
137 sq m / 1473 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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