

# Cauldwell

PROPERTY SERVICES



## **6 Collins Walk, Newport Pagnell, MK16 8QE** **Offers In The Region Of £285,000**

A well presented three bedroom semi detached property with a GARAGE, situated within the sought after market town of Newport Pagnell. The property briefly comprises: Entrance, Light and airy dual aspect lounge dining room, stylish modern kitchen, first floor, three well proportioned bedrooms and a family bathroom with a shower. Outside there are front and rear gardens and a garage. Energy rating C. Council tax band C.

Situated in the North East corner of Milton Keynes, Newport Pagnell is a historic industrial town where Aston Martin still retains a presence. The town has a traditional high street with numerous shops and restaurants; leisure centre and swimming pool; three primary schools and a secondary school; the Great River Ouse and River Ousel are next to the town and there is lots of open space to be enjoyed.

Council tax band: C  
Energy Rating: C

## **ENTRANCE**

Entrance through front door into entrance hall. Stairs leading to first floor. Door to living/dining room.

## **LIVING/DINING ROOM 23'3"x 13'6" max (7.10x 4.14 max)**

Double glazed window to the front and rear aspect. Door to kitchen. Two radiators.

## **KITCHEN 11'6" x 7'10" (3.53 x 2.41)**

Double glazed door to the rear garden. Wall and base units with worksurfaces incorporating sink and drainer. Integrated oven, hob and extractor. Splash back tiles. Plumbing for washing machine. Space for freestanding fridge/freezer.

## **FIRST FLOOR LANDING**

Double glazed window to side aspect. Door to all upstairs rooms and bathroom.

## **BEDROOM ONE 9'6" x 9'5" (2.90 x 2.88)**

Double glazed window to the rear aspect. Radiator.

## **BEDROOM TWO 11'3" x 7'10" (3.44 x 2.39)**

Double glazed window to the front aspect. Radiator.

## **BEDROOM THREE 8'3" x 8'5" (2.53 x 2.57)**

Double glazed window to the front aspect. Radiator.

## **FAMILY BATHROOM**

Frosted double glazed window to the rear. Three piece suite. Panelled bath with shower attachment. Low level wc, wash hand basin with mixer tap. Tiled walls. Chrome heated towel rail.

## **REAR GARDEN**

Enclosed rear garden laid mainly to lawn with patio area. Flower and shrub border. Wooden fence panels. Gated side access to front garden.

## **FRONT**

Front garden laid to lawn with path leading to front door. Hedge surround. Gated side access to rear garden.

## **GARAGE**

Up and over door.

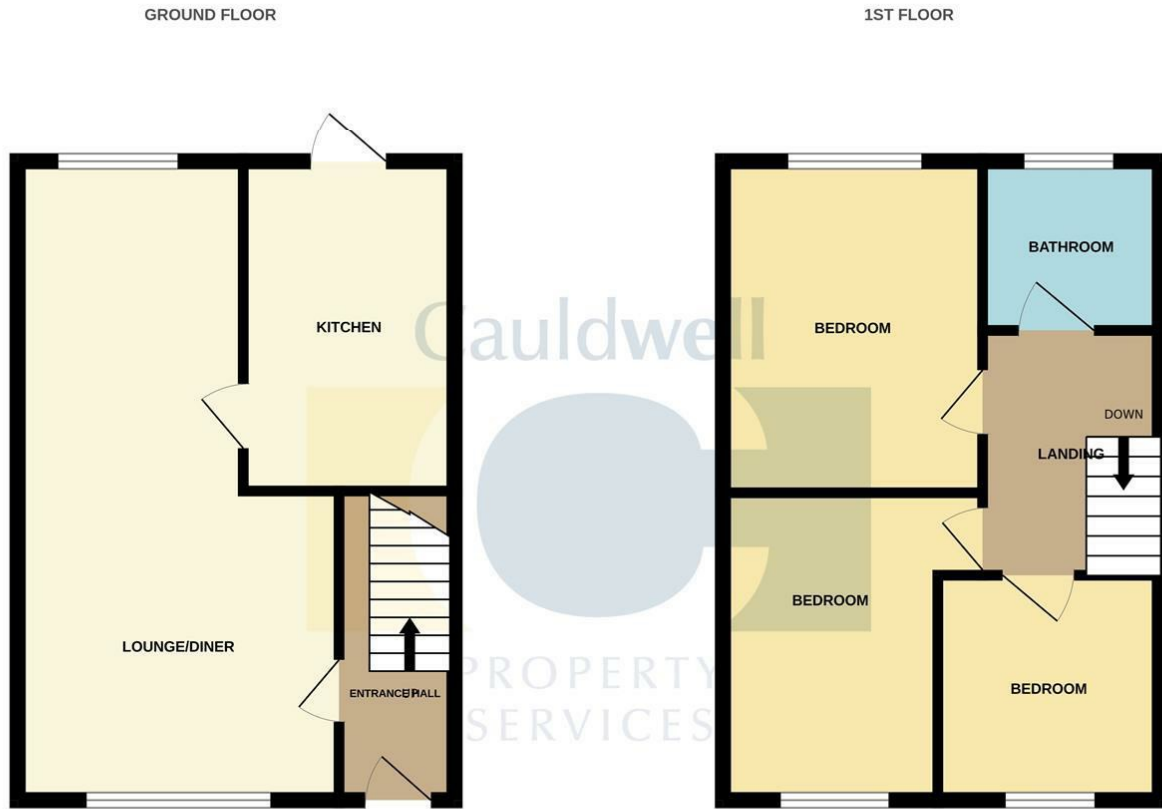
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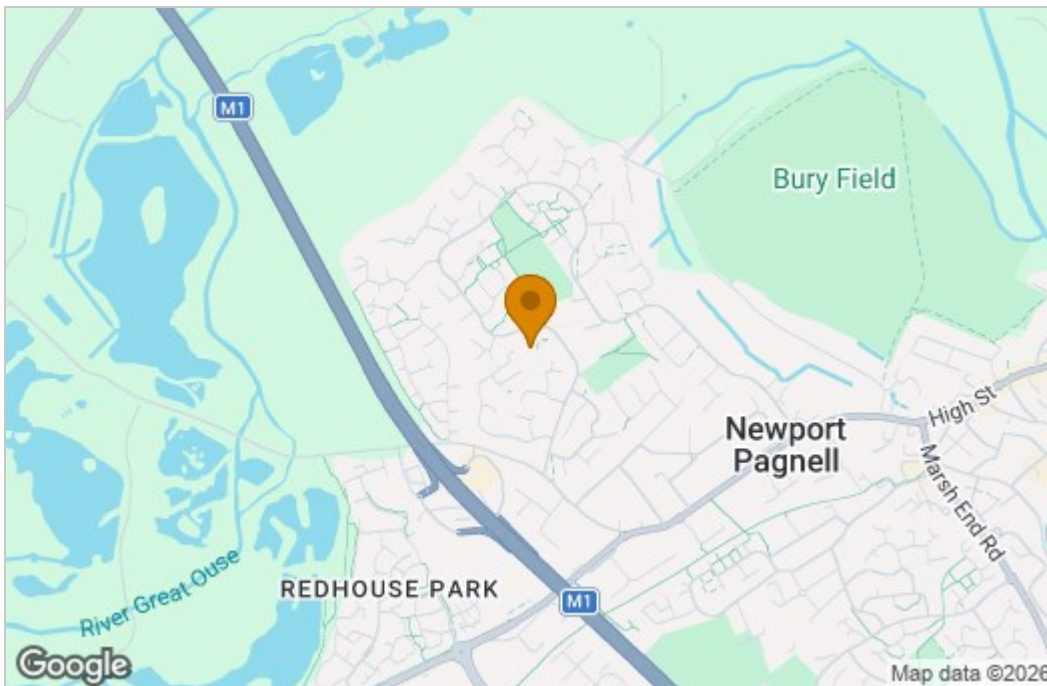
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# Floor Plan



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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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