



# Cauldwell

PROPERTY SERVICES



## 41 Beaconsfield Place, Newport Pagnell, MK16 0EB

**£250,000**

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.

## **NURSERY 17'7" x 6'6" (5.38 x 1.99)**

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.

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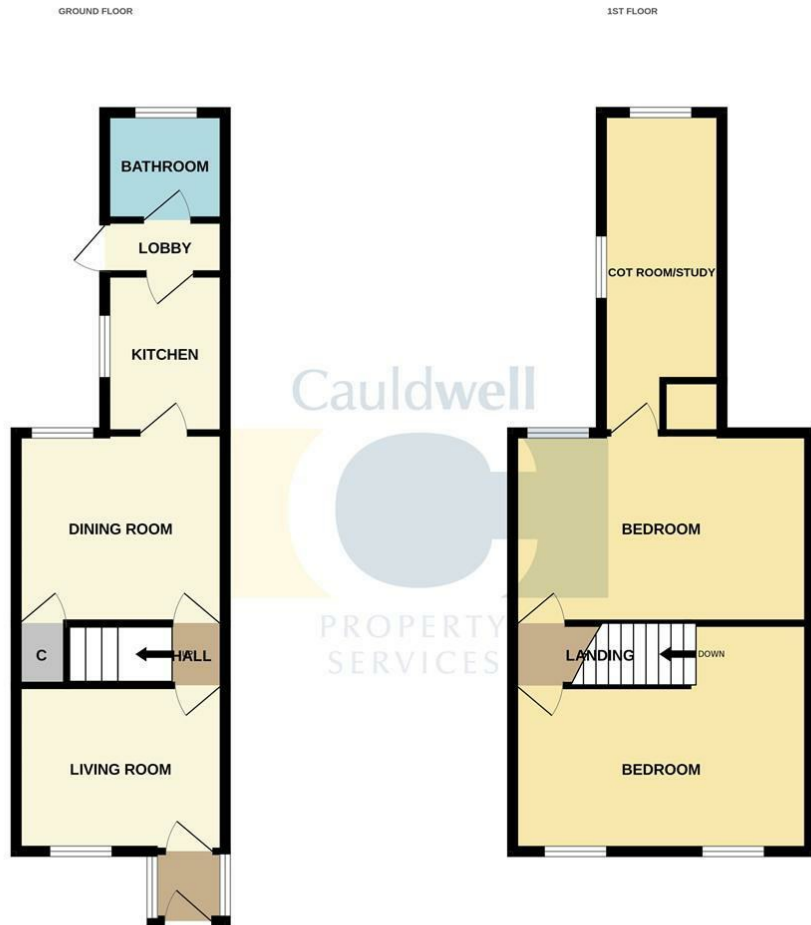
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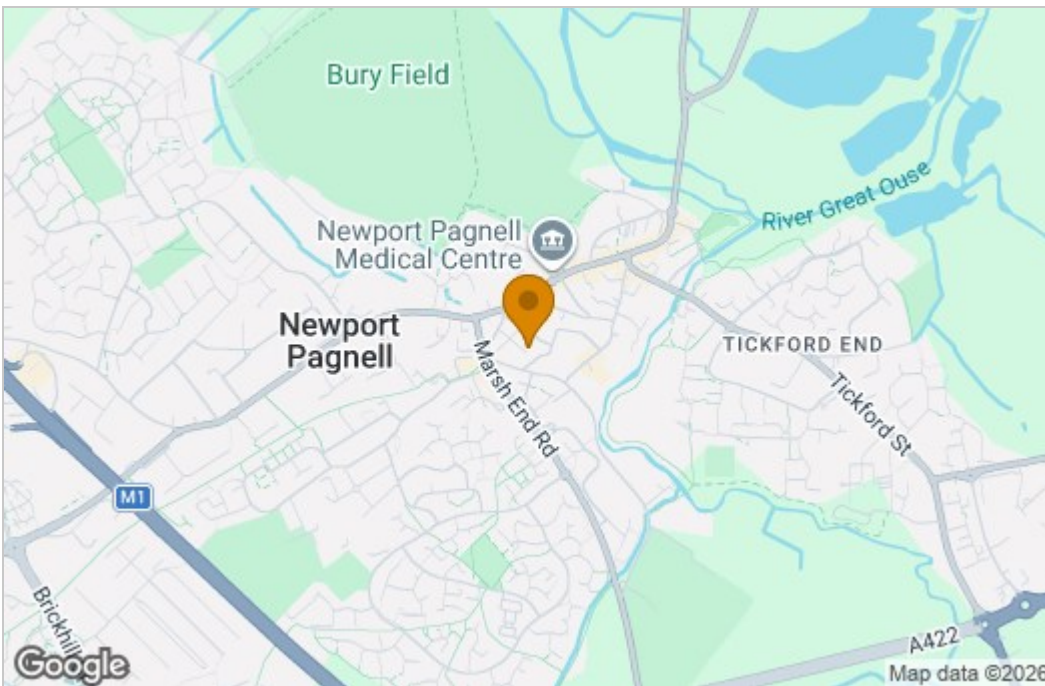
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

# 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

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

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