



**Broad Street, Newport Pagnell, MK16 0AN**

**welcome to**

## **Broad Street, Newport Pagnell**

Located on the ever-popular Broad Street in the heart of Newport Pagnell, this charming two-bedroom mid-terrace property offers well-presented accommodation full of character and convenience, making it an ideal purchase for first-time buyers, downsizers, or investors.

### **Entrance Hall**

Double-glazed door to the front and stairs to the first floor. Door to the lounge/Diner.

### **Lounge/Diner**

Double-glazed bay window to the front, 2 fireplaces, radiator and double-glazed window to the rear.

### **Kitchen**

Fitted with a mix of wall and base units with work top over, stainless steel sink with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over. Space for a washing machine, dishwasher, under counter fridge or freezer and an upright fridge/freezer. Storage cupboard, wood flooring and radiator. 2 double-glazed windows to the side and a sliding door to an inner lobby with a door to the cloakroom and a double-glazed door leading out to the garden.

### **Cloakroom**

A wall mounted wash hand basin and low-level WC. Radiator and double-glazed obscured window to the side.

### **First Floor Landing**

Stairs from the ground floor, storage cupboard and loft access. Doors to both bedrooms and the wet room.

### **Bedroom One**

Fireplace, carpet, electric heater and 2 double-glazed windows to the front.

### **Bedroom Two**

Fireplace, carpet, radiator and double-glazed window to the rear.

### **Wet Room**

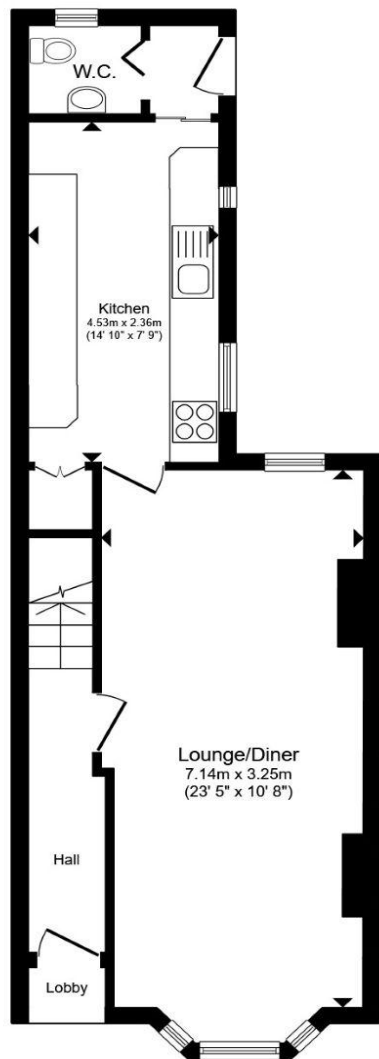
Fully tiled with a pedestal wash hand basin, low-level WC and a shower area. Radiator and double-glazed obscured window to the rear.

### **Outside Front Garden**

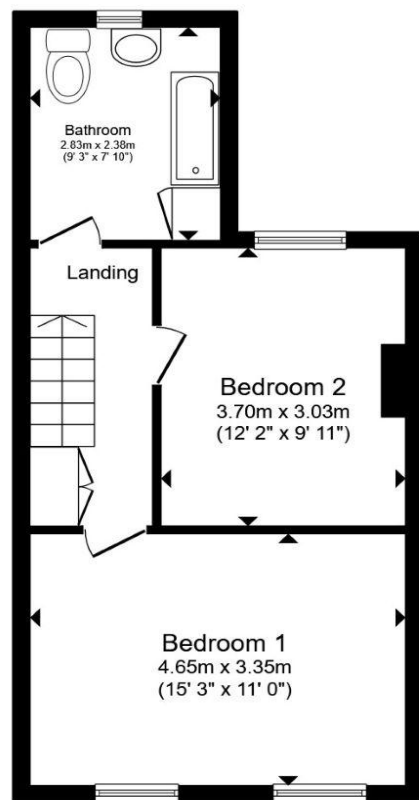
Gravel frontage with a path leading to the front door.

### **Rear Garden**

Enclosed by fencing the garden is over-grown with grass and a paved area. There is side access.



**Ground Floor**



**First Floor**

Total floor area 84.5 m<sup>2</sup> (910 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](http://www.propertybox.io)



**welcome to**  
**Broad Street,**  
**Newport Pagnell**

- TWO-BEDROOM MID-TERRACE
- SOUGHT AFTER BROAD STREET LOCATION
- CHARACTER FEATURES
- WALKING DISTANCE TO TOWN CENTRE
- EXCELLENT TRANSPORT LINKS

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

**£250,000**



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