



Abbotswood, Westbury Lane, Newport Pagnell, MK16 8PR

welcome to

Abbotswood, Westbury Lane, Newport Pagnell

CHAIN FREE - Situated within the highly sought-after Abbotswood retirement community on Westbury Lane, this well-presented two-bedroom mid-terraced bungalow offers comfortable, low-maintenance living in a peaceful and friendly environment, exclusively for the over 55s.

Entrance Hall

Door to the front and 2 storage heaters, doors to kitchen, lounge/diner, two bedrooms and wet room.

Lounge

Electric heater and a double-glazed door to the rear.

Kitchen

Fitted with a mix of wall and base units with work top over, sink with drainer, electric hob. Space for a washing machine and a fridge/freezer. Double-glazed window to the front.

Conservatory

Upvc construction with double-glazed windows to the rear, electric heater and double-glazed doors to the garden.

Bedroom One

Built-in wardrobe with hanging space and storage, carpet, electric heater and loft access. Double-glazed window to the rear.

Bedroom Two

Built-in wardrobe with hanging rail and storage, carpet, electric heater and double-glazed window to the front.

Wet Room

Wash hand basin, low-level WC and a shower. Heated towel rail and extractor fan.

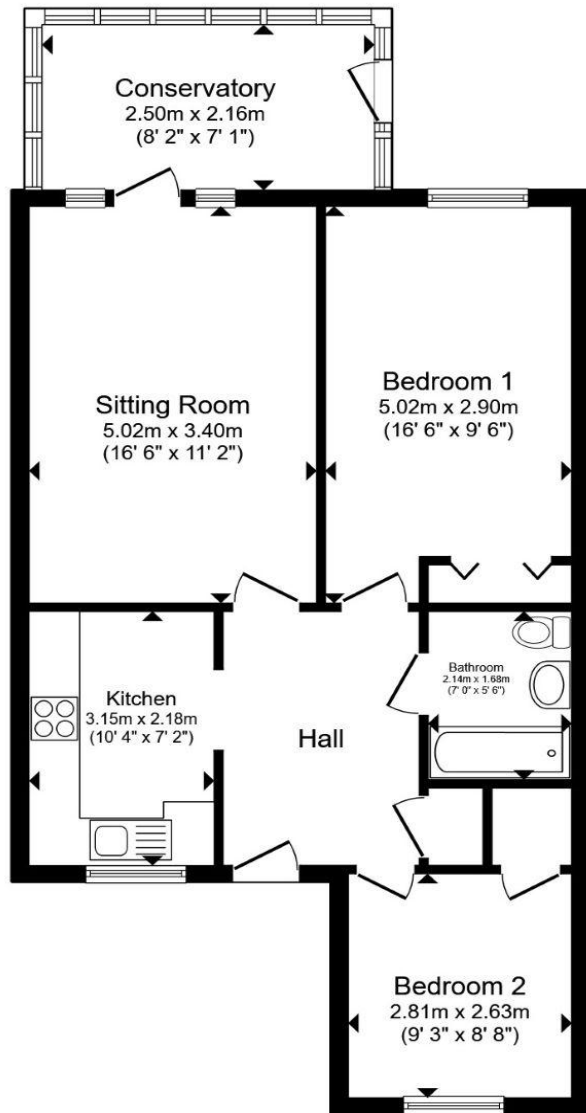
Outside

Front Garden

Laid to lawn with a path leading to the front door.

Rear Garden

Enclosed by fencing with gated access, the garden is mainly laid with slab paving.



Total floor area 70.4 m² (758 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



welcome to
Abbotswood, Westbury Lane,
Newport Pagnell

- TWO-BEDROOM MID-TERRACE BUNGALOW
- ABBOTSWOOD RETIREMENT COMMUNITY
- OVER 55'S
- WELL APPOINTED KITCHEN
- MODERN, ACCESSIBLE SHOWER

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

£290,000



view this property online [brownandmerry.co.uk/Property/NPL108078](https://www.brownandmerry.co.uk/Property/NPL108078)



Property Ref:
NPL108078 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)