



Tickford Street, Newport Pagnell, MK16 9BD  
Price £375,000 Freehold



Offered with no onward chain, this fabulous three bedroom period terraced home is located within the old town of Newport Pagnell. The property has undergone a comprehensive renovation to a high standard, seamlessly combining period character with modern living.



# Tickford Street

## Newport Pagnell, MK16 9BD



Newport Pagnell is a vibrant old market town, offering an excellent mix of shops, pubs, restaurants, leisure facilities, and picturesque riverside walks. The property falls within the catchment for the highly regarded Ousedale School and benefits from superb transport links, with easy access to the M1 and nearby rail stations at Milton Keynes Central and Wolverton, providing fast connections into London.



From the entrance hallway, which features a striking tiled floor, exposed wooden stairs with a carpet runner rise to the first floor, while a door provides access to the open-plan living and dining room.

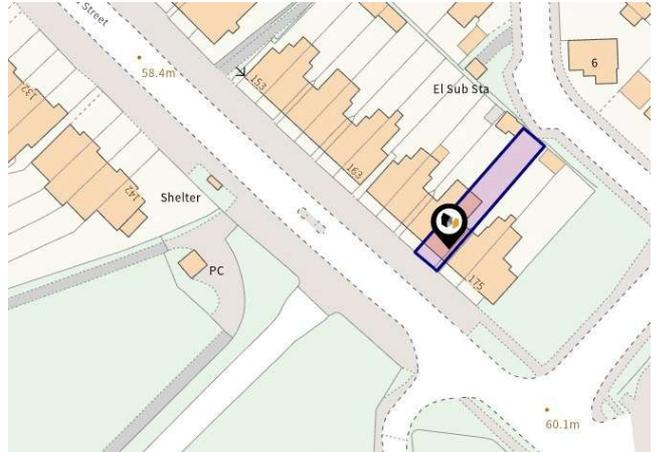
The living room area features a bay window to the front aspect and a characterful cast iron fireplace inset into the chimney breast. The adjoining dining area benefits from a rear facing window and a further cast iron fireplace, inset to the chimney breast, with useful storage to one side. A door from the dining area leads through to the kitchen.

The sleek kitchen is fitted with a comprehensive range of units and drawers, offering excellent storage and complemented by work surfaces incorporating a one and a half bowl sink with drainer. Appliances include a five-ring gas hob with extractor above, two built-in multi-function ovens, and integrated dishwasher, fridge/freezer, and washer dryer. The space is finished with inset ceiling lighting, a contemporary vertical radiator, and double doors opening onto the rear garden. For added convenience, a door also provides access to the downstairs cloakroom and an opening to under stair storage.

From the first-floor landing, there is access to three bedrooms, comprising two double bedrooms and a single bedroom. The family bathroom features a rear facing window and is fitted with a four-piece suite, including a claw-foot bath, vanity unit with inset wash basin, walk-in shower, and low-level WC. The room is finished with a heated towel rail, metro-tiled splashbacks, and tiled flooring. For convenience there is a good size storage cupboard.

Externally to the front is a small low maintenance garden with dwarf wall surround. There is a generous size rear garden which has gated access to the side alley way.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street  
Woburn Sands  
Buckinghamshire  
MK17 8RL

