





Bury Avenue, Newport Pagnell, MK16 0ED

brown & merry

welcome to

Bury Avenue, Newport Pagnell

Situated in a popular residential area of Newport Pagnell, this well-presented two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Conveniently located within easy reach of local amenities, schools, and transport links.

Dining Room
Double-glazed window to the front, wood flooring and double-glazed door to the front.

Lounge
Fireplace, wood flooring, electric heater. Double-glazed window to the rear and door to the kitchen.

Kitchen
Fitted with a mix of wall and base units with work surface over, sink with drainer, integrated electric oven and an induction hob with extractor fan over. Space for a dishwasher, washing machine and a fridge/freezer. Double-glazed window to the side and double-glazed door to the side.

First Floor
Landing
Stairs from the ground floor.

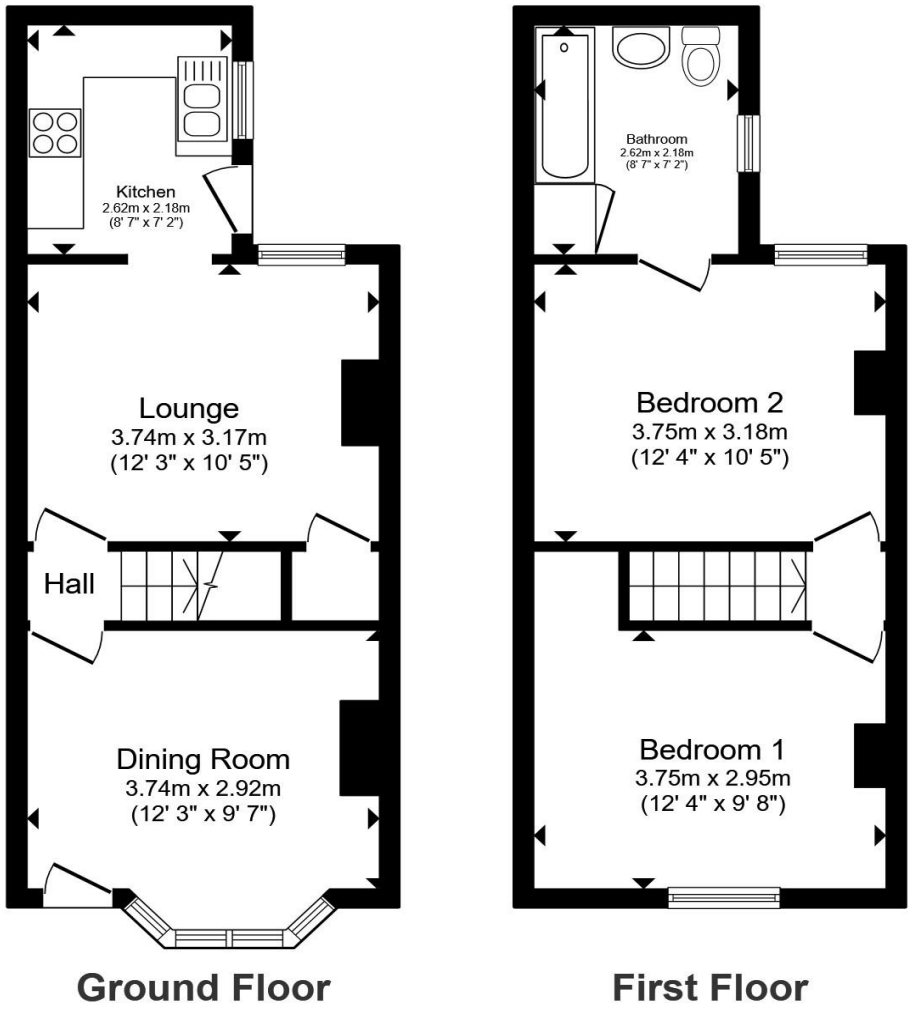
Bedroom One
Fireplace, wood flooring and double-glazed window to the front. Electric Heater

Bedroom Two
Fireplace, wood flooring, electric heater and double-glazed window to the rear. Door to the bathroom.

Bathroom
Wash hand basin, low-level WC and a bath with a shower over. Wood flooring, heated towel rail and double-glazed obscured window to the side.

Outside
Garden
Enclosed by fencing with gated side access the garden is mainly laid with patio with 2 built-in sheds.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 65.9 m² (709 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

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welcome to

Bury Avenue,

Newport Pagnell

- NO ONWARD CHAIN
- TWO-BEDROOM MID-TERRACE PROPERTY
- POPULAR NEWPORT PAGNELL LOCATION
- WELL-PROPORTIONED BEDROOMS
- IDEAL FIRST TIME OR INVESTOR BUYER

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



offers in the region of

£250,000

view this property online brownandmerry.co.uk/Property/NPL108322

The Property Ombudsman

Property Ref:
NPL108322 - 0010

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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