



**Linford Avenue, Newport Pagnell, MK16 8BY**

**welcome to**

## **Linford Avenue, Newport Pagnell**

Sold with NO ONWARD CHAIN, is this three-bedroom SEMI-DETACHED home, perfect for someone looking to put their own stamp on it. The property benefits from three, well-proportioned bedrooms, single garage, and off-road parking.

### **Entrance Hall**

Double-glazed door to the front, radiator and stairs to the first floor. Doors to the lounge/diner and kitchen.

### **Lounge/Diner**

Fireplace, 2 radiators and double-glazed window to the front. Double-glazed Patio doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, eye-level electric oven and gas hob with extractor fan over. Space for a washing machine and a fridge/freezer. Central heating boiler and tiled flooring. Double-glazed window to the rear and a Upvc half-glazed door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and airing cupboard. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Radiator and double-glazed window to the front.

### **Bedroom Two**

Radiator and double-glazed window to the rear.

### **Bedroom Three**

Over-stairs storage cupboard, radiator and double-glazed window to the front.

### **Bathroom**

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Heated towel rail and 2 double-glazed obscured windows to the rear.

### **Outside Garage**

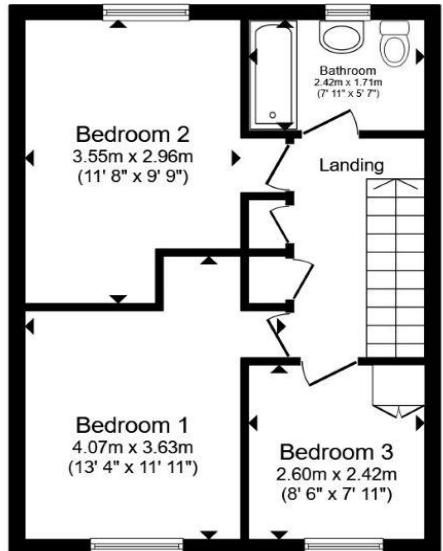
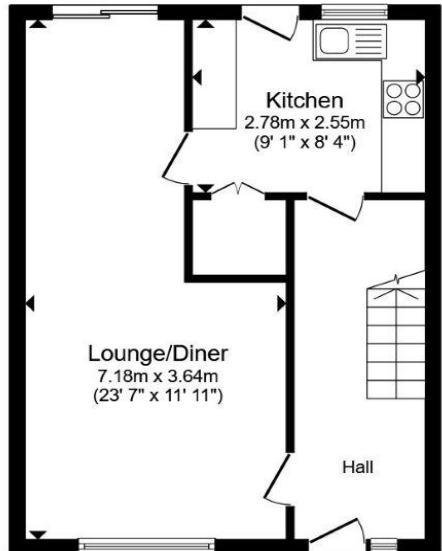
Garage with power and light.

### **Front Garden**

Paved frontage with driveway in front of the garage.

### **Rear Garden**

Enclosed by fencing the garden is laid to lawn with a paved area and shed. Gated access to the front.



**Total floor area 83.8 m<sup>2</sup> (902 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  
**Linford Avenue,  
Newport Pagnell**

- NO ONWARD CHAIN
- PROJECT PROPERTY
- THREE WELL-PROPORTIONED BEDROOMS
- SINGLE GARAGE
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

**£325,000**



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Property Ref:  
NPL108014 - 0002

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**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



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



[brownandmerry.co.uk](http://brownandmerry.co.uk)