



**Friary Gardens, Newport Pagnell, MK16 0JZ**

**welcome to**

## **Friary Gardens, Newport Pagnell**

Situated in the highly sought-after and established area of FRIARY GARDEN, this well-presented, two-bedroom, mid-terraced property offers comfortable living space ideal for first-time buyers, investors, or those looking to downsize.

### **Entrance Hall**

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

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with drainer, electric oven and gas hob with extractor fan over. Space for a washing machine and a fridge/freezer. Central heating boiler and double-glazed window to the front.

### **Lounge/Diner**

TV point, wood flooring and radiator. Space for a dining table and chairs and double-glazed window to the rear. Double-glazed door leading out to the garden.

### **First Floor**

#### **Landing**

Stairs from the ground floor and loft access. Doors to both bedrooms and the family bathroom.

#### **Bedroom One**

Built-in wardrobe with hanging rail and storage, carpet and radiator. Double-glazed window to the rear.

#### **Bedroom Two**

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

### **Bathroom**

Partially tiled with a pedestal wash hand basin with storage under, low-level WC and bath with shower over. Radiator.

### **Outside**

#### **Front Garden**

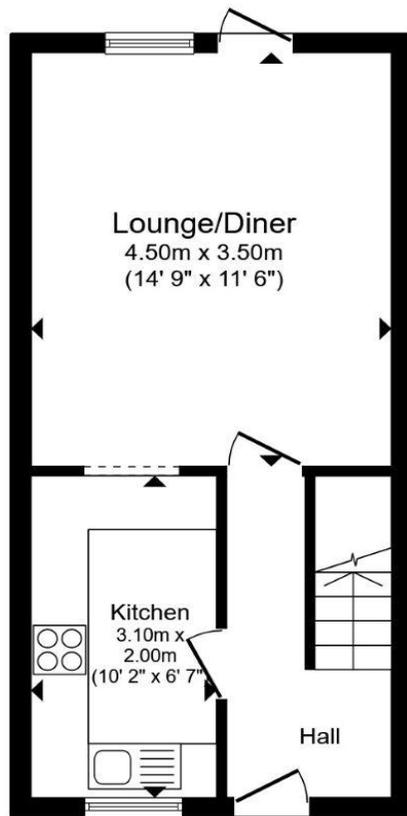
Gravel frontage with a storage cupboard and a path leading to the front door.

#### **Rear Garden**

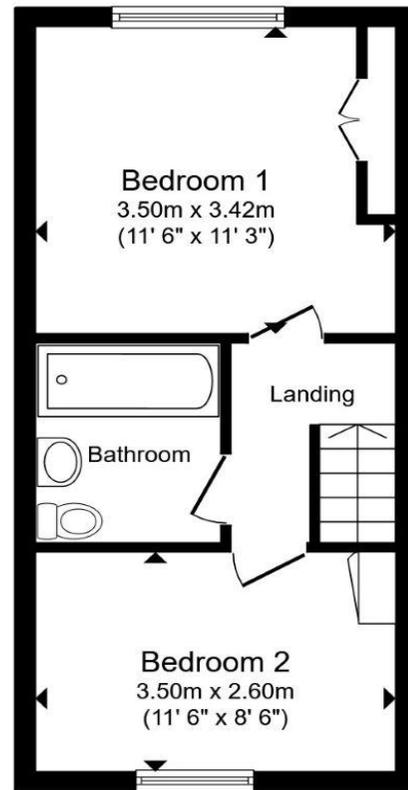
Enclosed by fencing with gated rear access. The garden is mainly laid to lawn with a patio area and a shed.

#### **Parking**

There is an allocated parking space in the parking area at the end of the terrace.



**Ground Floor**



**First Floor**

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**  
**Friary Gardens,**  
**Newport Pagnell**

- TWO-BEDROOM MID-TERRACE
- SPACIOUS LOUNGE/DINER
- FAMILY BATHROOM
- WITHIN WALKING DISTANCE OF THE HIGH STREET
- GOOD TRANSPORT LINKS

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

guide price

**£265,000**



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Property Ref:  
NPL107976 - 0006

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