



**Tickford Street, Newport Pagnell, MK16 9AW**

**welcome to**

## **Tickford Street, Newport Pagnell**

GRADE II LISTED - Located on the highly regarded Tickford Street in the heart of Newport Pagnell, this charming, THREE-bedroom, mid-terraced CHARACTER property combines PERIOD FEATURES with practical living space, all within easy walking distance of the town centre.

### **Kitchen**

Single-glazed door to the front. Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric oven and gas hob with extractor fan over. Space for a washing machine, a slim-line dishwasher and fridge/freezer. Tiled flooring, radiator and space for a dining table and chairs. Single-glazed sash window to the front and single-glazed window to the rear. Single-glazed door leading out to the rear garden.

### **Lounge**

Feature fireplace, stairs to the first floor, TV point, 2 radiators and 2 single-glazed sash windows to the front. Single-glazed double doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and access via a ladder to the loft. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Storage cupboard, carpet and radiator. Single-glazed window to the rear.

### **Bedroom Two**

Carpet, radiator and single-glazed sash window to the front.

### **Bedroom Three**

Storage cupboard, radiator, carpet and single-glazed sash window to the front.

### **Bathroom**

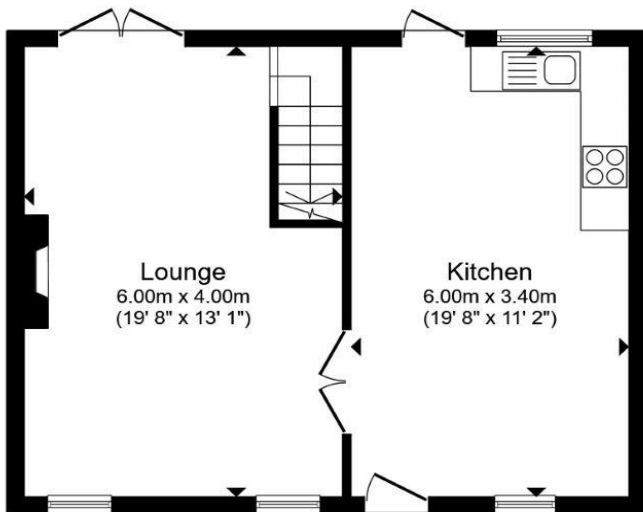
Partially tiled with a pedestal wash hand basin, low-level WC, bath with a handheld shower attachment and a shower cubicle. Radiator and 2 extractor fans. Single-glazed window to the rear.

### **Outside Courtyard Garden**

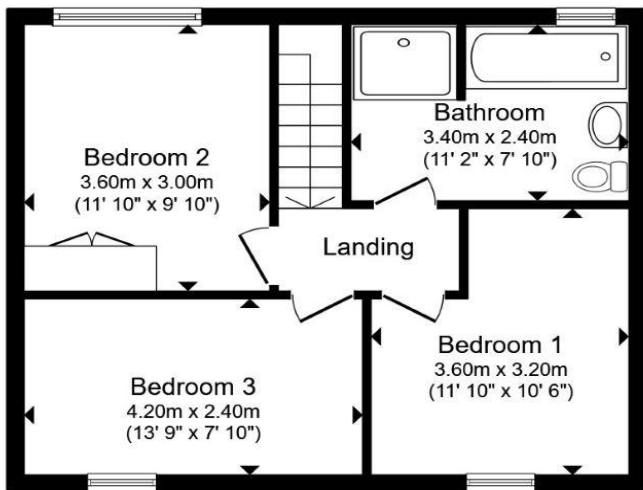
Enclosed by fencing is a paved courtyard and a shed.

### **Agents Note**

We have been advised that it is only the front facade of the property which is GRADE II listed.



**Ground Floor**



**First Floor**

Total floor area 90.0 m<sup>2</sup> (969 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**  
**Tickford Street,**  
**Newport Pagnell**

- GRADE II LISTED
- THREE BEDROOM, MID-TERRACE
- PERIOD FEATURES & TRADITIONAL CHARM
- SPACIOUS RECEPTION ROOM
- WELL-PROPORTIONED BEDROOMS

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

offers over  
**£330,000**



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