





Barnsbury Gardens, Newport Pagnell, MK16 0PJ

brown & merry

welcome to

Barnsbury Gardens, Newport Pagnell

Presenting this rarely available one-bedroom cluster home, offered in good condition throughout and available with no onward chain. The property benefits from allocated parking, a front garden, and a well-proportioned double bedroom. Conveniently located close to local amenities.

Entrance Porch
Double-glazed door to the front, wood effect flooring and double-glazed window to the front. Door to the lounge/diner.

Lounge/Diner
Stairs to the first floor, TV point, electric radiator and carpet. Door to the kitchen and double-glazed bay window to the side.

Kitchen
Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, integrated electric oven and electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Under stairs storage and double-glazed window to the side.

First Floor Landing
Stairs from the ground floor, airing cupboard housing the water tank and carpet. Doors to the bedroom and bathroom.

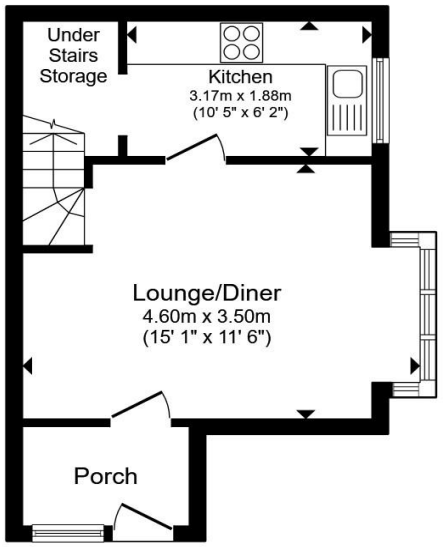
Bedroom
Built-in wardrobe with hanging space and storage, vaulted ceiling, electric heater and carpet. Double-glazed bay window to the side.

Bathroom
Fully tiled with a pedestal wash hand basin, low-level WC and a bath with a shower screen and shower over. Heated towel rail and extractor fan. Double-glazed obscured window to the side.

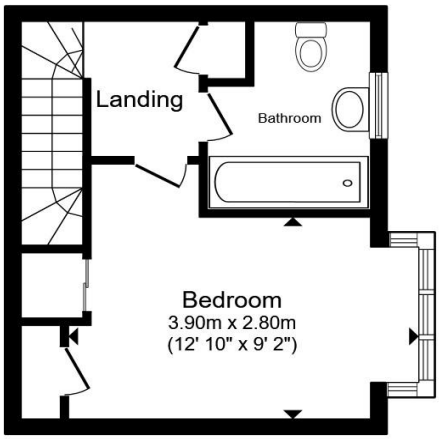
Outside Garden
Gravel frontage with some shrubs and a path leading to the front door.

Parking
2 allocated parking spaces.

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 55.3 m² (595 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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Barnsbury Gardens, Newport Pagnell

- RARELY AVAILABLE
- ONE-BEDROOM CLUSTER HOME
- CHAIN FREE
- ALLOCATED PARKING
- GOOD CONDITION THROUGHOUT

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

guide price

£215,000



view this property online brownandmerry.co.uk/Property/NPL108190

The Property Ombudsman

Property Ref:
NPL108190 - 0003

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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