



**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**

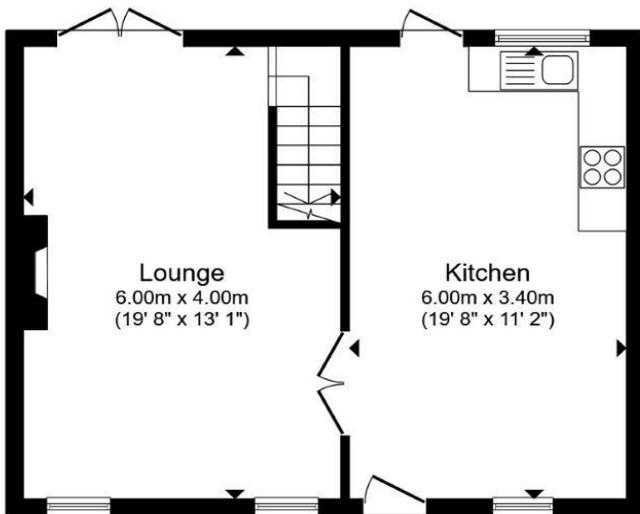
Storage cupboard, radiator, carpet and single-glazed sash window to the front.

### **Bathroom**

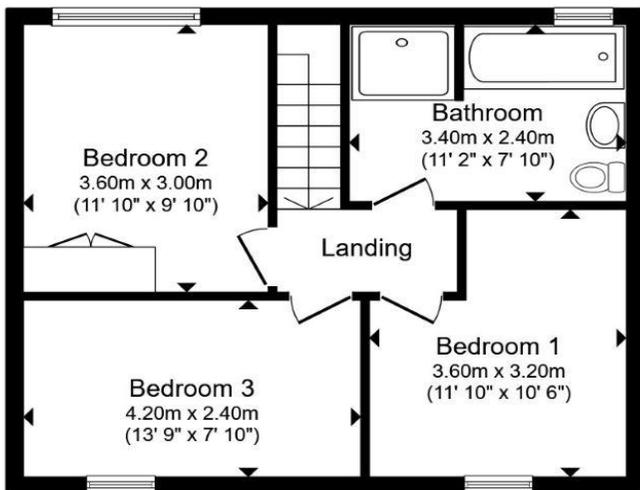
Partially tiled with a pedestal wash hand basin, low-level WC, bath with a handheld shower attachment and a shower cubicle. Radiator and 2 extractor fans. Single-glazed window to the rear.

### **Outside Courtyard Garden**

Enclosed by fencing is a paved courtyard and a shed.



**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**



**view this property online** [browndmerry.co.uk/Property/NPL108024](https://www.browndmerry.co.uk/Property/NPL108024)



Property Ref:  
NPL108024 - 0008

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01908 611242**



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



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



**[browndmerry.co.uk](https://www.browndmerry.co.uk)**