



**High Street, Newport Pagnell, MK16 8HD**

**welcome to**

## **High Street, Newport Pagnell**

CHAIN FREE - Situated in the heart of the highly sought-after market town of Newport Pagnell, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation ideal for families, first-time buyers, or investors alike.

### **Entrance Porch**

Double-glazed door to the front and double-glazed windows to the front and side. Door and window to the entrance hall.

### **Entrance Hall**

Double-glazed window to the side, stairs to the first floor and under stairs storage cupboard. Doors to the lounge, dining room and kitchen.

### **Lounge**

Gas fireplace and double-glazed bay window to the front.

### **Dining Room**

Gas fireplace and double-glazed Patio doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work top over, sink with mixer tap and drainer and space for a cooker. Space for a washing machine and a fridge/freezer. Storage cupboard with a double-glazed window to the side. Double-glazed window to the rear and a double-glazed door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and double-glazed window to the side. Doors to all bedrooms and the shower room.

### **Bedroom One**

Built-in storage cupboard and double-glazed bay window to the front.

### **Bedroom Two**

Built-in wardrobe with hanging space and storage. Double-glazed window to the rear.

### **Bedroom Three**

Built-in wardrobe with hanging space and storage. Double-glazed windows to the side and rear.

### **Shower Room**

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Access to a boarded loft and a double-glazed obscured window to the rear.

### **Outside Garage**

Garage with power, double-glazed window to the rear, door to the side and an up & over door.

### **Rear Garden**

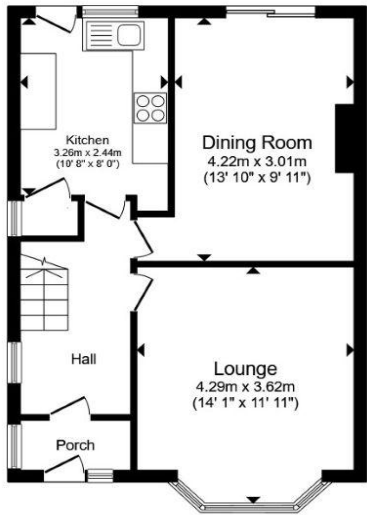
Enclosed by fencing the garden is mainly laid to lawn with shrub borders. a paved patio area, a paved seating area and a shed.

### **Front Garden**

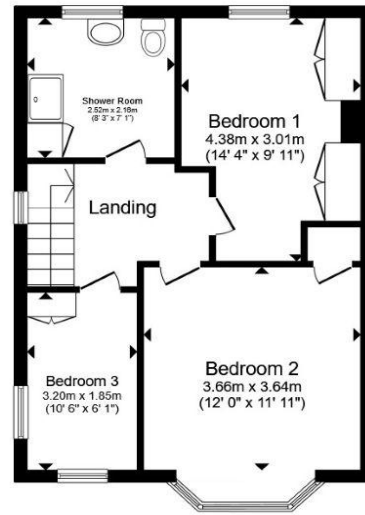
Mainly laid to lawn with a block paved driveway providing off-road parking in front of the garage.

### **Agents Note**

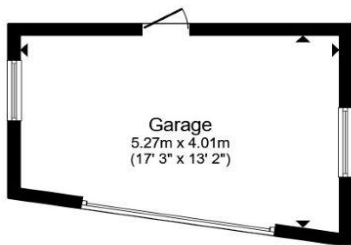
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 110.2 m<sup>2</sup> (1,187 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**  
**High Street,**  
**Newport Pagnell**

- THREE-BEDROOM SEMI-DETACHED
- PRIME HIGH STREET LOCATION
- PRIVATE REAR GARDEN
- OFF-ROAD PARKING & GARAGE
- WALKING DISTANCE TO LOCAL AMENITIES

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

offers in the region of  
**£360,000**



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Property Ref:  
NPL108121 - 0007

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.

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