





**Broad Street, Newport Pagnell, MK16 0AN**

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## Broad Street, Newport Pagnell

Located on the ever-popular Broad Street in the heart of Newport Pagnell, this charming two-bedroom mid-terrace property offers well-presented accommodation full of character and convenience, making it an ideal purchase for first-time buyers, downsizers, or investors.

**Entrance Hall**
Double-glazed door to the front and stairs to the first floor. Door to the lounge/Diner.

**Lounge/Diner**
Double-glazed bay window to the front, 2 fireplaces, radiator and double-glazed window to the rear.

**Kitchen**
Fitted with a mix of wall and base units with work top over, stainless steel sink with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over. Space for a washing machine, dishwasher, under counter fridge or freezer and an upright fridge/freezer. Storage cupboard, wood flooring and radiator. 2 double-glazed windows to the side and a sliding door to an inner lobby with a door to the cloakroom and a double-glazed door leading out to the garden.

**Cloakroom**
A wall mounted wash hand basin and low-level WC. Radiator and double-glazed obscured window to the side.

**First Floor**
**Landing**
Stairs from the ground floor, storage cupboard and loft access. Doors to both bedrooms and the wetroom.

**Bedroom One**
Fireplace, carpet, electric heater and 2 double-glazed windows to the front.

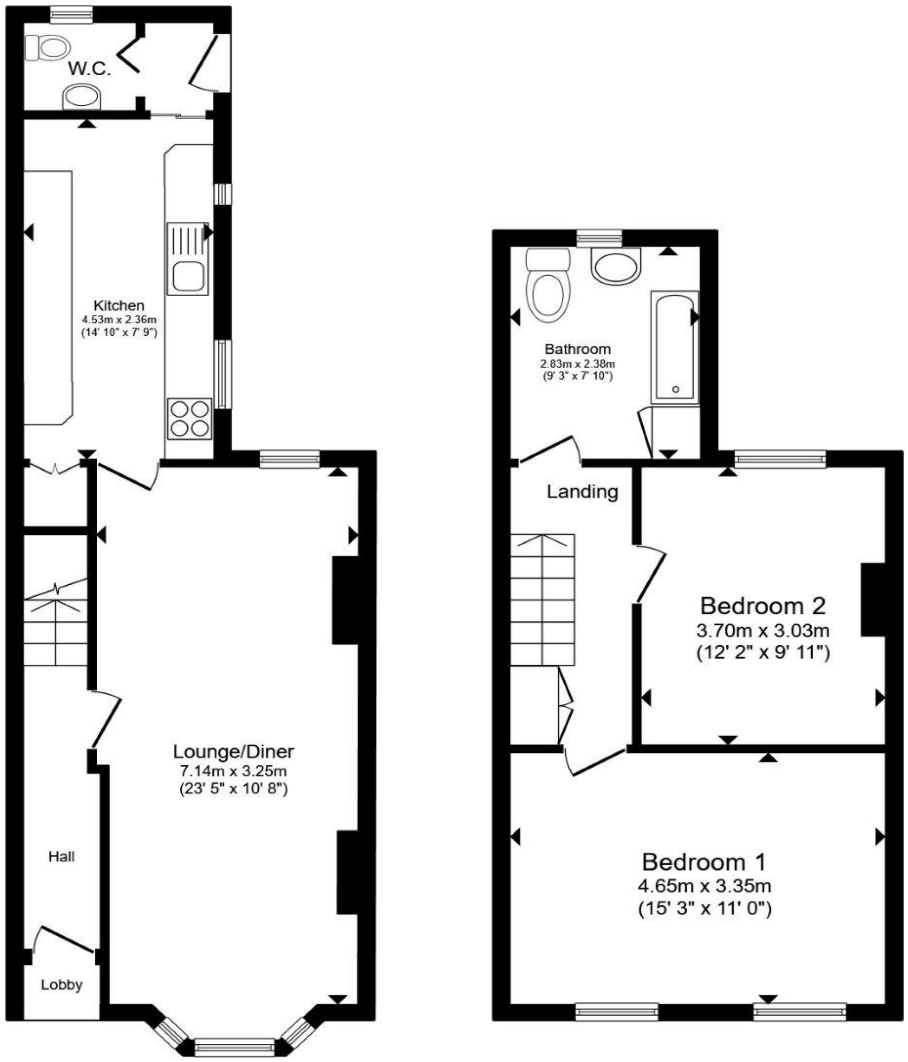
**Bedroom Two**
Fireplace, carpet, radiator and double-glazed window to the rear.

**Wet Room**
Fully tiled with a pedestal wash hand basin, low-level WC and a shower area. Radiator and double-glazed obscured window to the rear.

**Outside**
**Front Garden**
Gravel frontage with a path leading to the front door.

**Rear Garden**
Enclosed by fencing the garden is over-grown with grass and a paved area. There is side access.

**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 84.5 m² (910 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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# Broad Street,

# Newport Pagnell

- TWO-BEDROOM MID-TERRACE
- SOUGHT AFTER BROAD STREET LOCATION
- CHARACTER FEATURES
- WALKING DISTANCE TO TOWN CENTRE
- EXCELLENT TRANSPORT LINKS

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



offers in the region of

## £240,000

**view this property online** brownandmerry.co.uk/Property/NPL108026

The Property Ombudsman

Property Ref:
NPL108026 - 0006

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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