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To arrange a viewing  
please call 01908 675747

\*\*\* OFFERED CHAIN FREE \*\*\* Set in the HIGHLY SOUGHT AFTER location of Newport Pagnell, with FANTASTIC LOCAL AMENITIES & a SCHOOL CATCHMENT, this PRIVATE HOME boasts good living space, TWO BEDROOMS & a STUDY, with TWO GARDEN AREAS & OFF-ROAD PARKING.

In further detail, this property comprises an entrance hall, living room & kitchen to the ground floor. To the first floor is bedroom one, two & the family bathroom, and to the second floor is the study area. This property boasts two garden areas and off-road parking.

- Fantastic Location
- Great School Catchment
- Front and Rear Garden
- Off-Road Parking
- Walking Distance to Newport Pagnell High Street

LOCATION : NEWPORT PAGNELL

THE PROPERTY :

ENTRANCE HALL

LIVING ROOM

DINING AREA

KITCHEN

FIRST FLOOR :

BEDROOM ONE

BEDROOM TWO

SECOND FLOOR :

STUDY

TENURE :

Freehold.



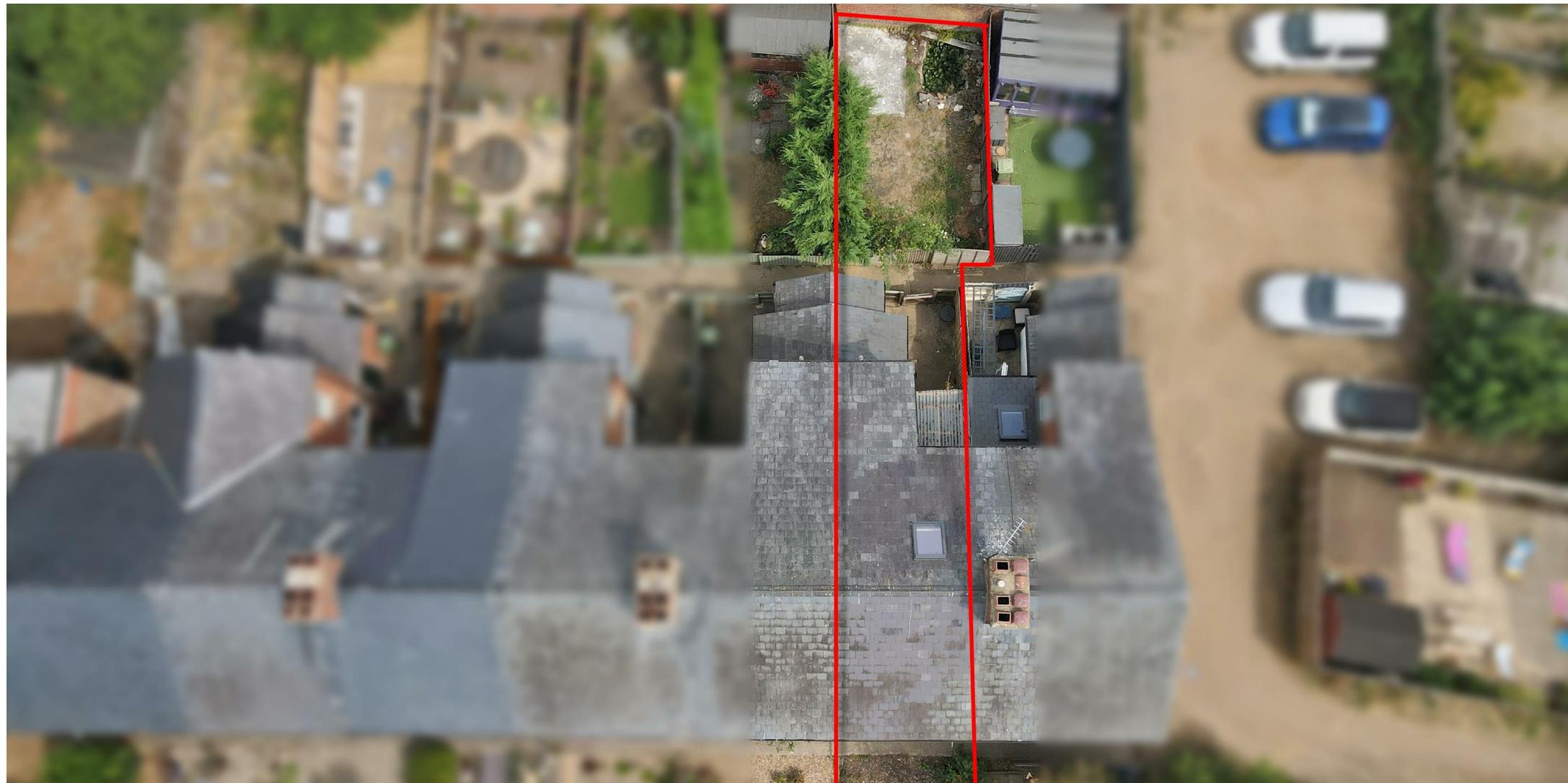
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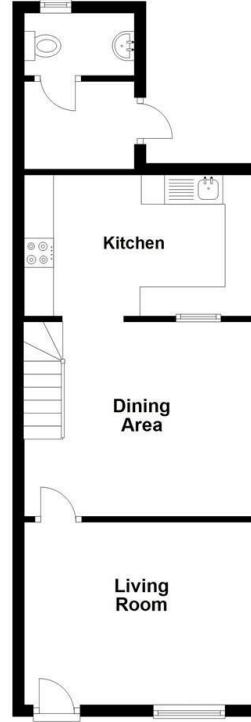


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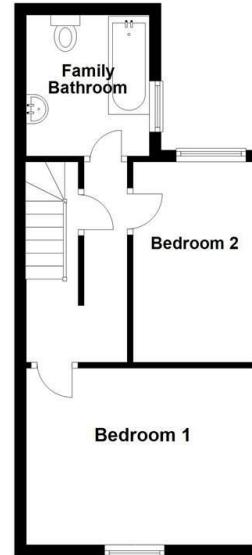


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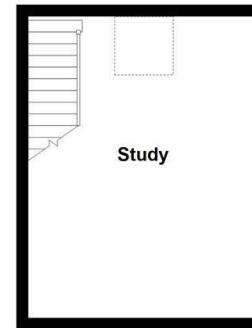
**Ground Floor**  
Approx. 40.9 sq. metres (440.3 sq. feet)



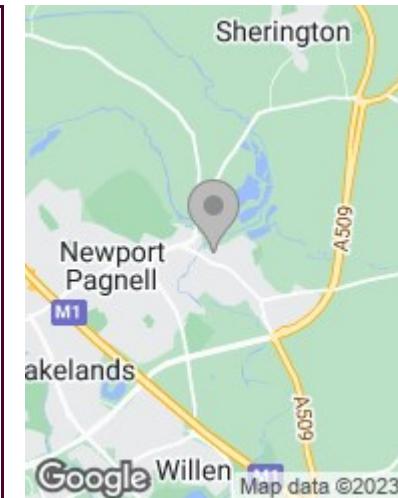
**First Floor**  
Approx. 28.0 sq. metres (301.3 sq. feet)



**Second Floor**  
Approx. 18.7 sq. metres (201.6 sq. feet)



Total area: approx. 87.6 sq. metres (943.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

## Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

## Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

## Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday	9.00 am - 6.00 pm
Saturday	9.00 am - 4.00 pm
Sunday	CLOSED

