



**Tickford Street, Newport Pagnell, MK16 9BH**

**welcome to**

## **Tickford Street, Newport Pagnell**

Situated on the sought-after Tickford Street in the charming market town of Newport Pagnell, this well-presented three-bedroom end-terrace property offers a fantastic opportunity for families, first-time buyers, or investors alike.

### **Entrance Hall**

Double-glazed door to the front, radiator and stairs to the first floor. Door to the lounge.

### **Lounge**

Feature fireplace, under stairs storage cupboard, wood effect flooring, radiator and double-glazed window to the front.

### **Dining Room**

Storage cupboard, wood effect flooring and radiator. Open to the kitchen.

### **Kitchen**

Fitted with a mix of wall and base units with work top over, sink with drainer, integrated eye-level electric double oven and a gas hob with extractor fan over. Space for an American style fridge/freezer. Tiled flooring and double-glazed window to the rear. Opens to the utility room.

### **Utility Room**

Space for a washing machine and a tumble dryer, boiler and double-glazed door to the garden. Door to the bathroom.

### **Bathroom**

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

### **First Floor Landing**

Stairs from the ground floor and doors to all bedrooms.

### **Bedroom One**

Built-in wardrobe with hanging space and storage, feature fireplace, wood effect flooring and radiator. Double-glazed window to the front.

### **Bedroom Two**

Feature fireplace, wood effect flooring, radiator and double-glazed window to the rear.

### **Bedroom Three**

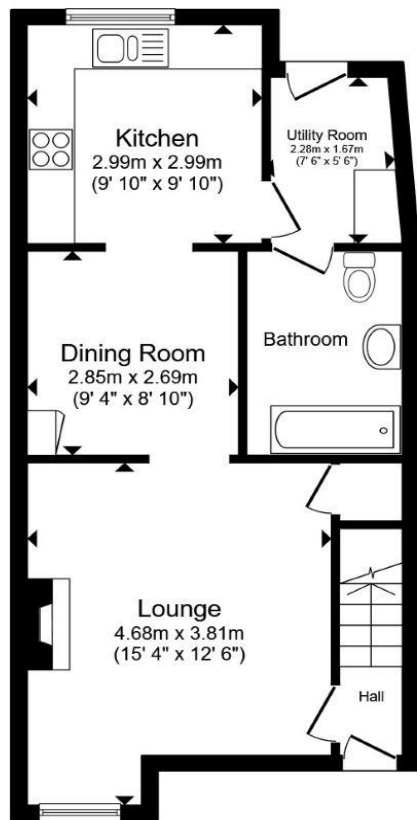
Wood effect flooring, radiator and double-glazed window to the rear.

### **Outside Front Garden**

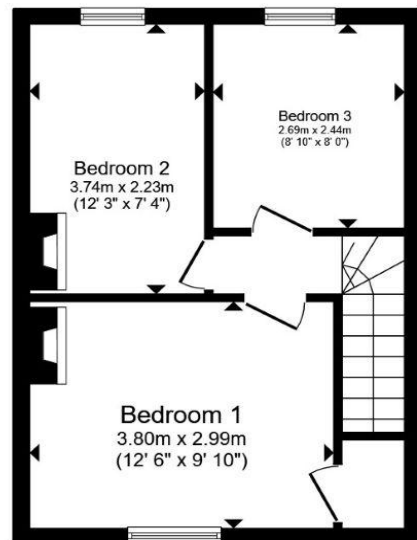
Gravel frontage with a path leading to the front door.

### **Rear Garden**

Enclosed by a mix of fence and conifer hedging the garden is mainly laid to lawn with a small patio area and shrub borders.



**Ground Floor**



**First Floor**

Total floor area 80.0 m<sup>2</sup> (861 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**

- THREE-BEDROOM END-TERRACE
- SPACIOUS LIVING ROOM
- KITCHEN/DINING AREA WITH AMPLE STORAGE
- DOWNSTAIRS FAMILY BATHROOM
- ENCLOSED REAR GARDEN

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

guide price

**£325,000**



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Property Ref:  
NPL108119 - 0006

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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)**