



Park Avenue, Newport Pagnell, MK16 8JE



6 Park Avenue
Newport Pagnell
Buckinghamshire
MK16 8JE

£375,000

A well presented 3 bedroom period home with the benefit of a garden room/office on a small Avenue within short walking distance of the town centre.

The property has accommodation set on two floors comprising an entrance hall, two reception rooms with feature fireplaces and a good size and modern fitted kitchen/breakfast room. On the first floor there are three bedrooms and a bathroom. Property has gardens to the front and rear and rear garden benefits from a Timber constructed garden room/ office/ gym with an adjoining store.

A lovely and rarely available location within short walking distance of the town centre which has an array of independent shops, cafés, restaurants and pubs had just a few steps away from an allotment and the disused railway line walk and Redway cycle path network.

Offer for sale chain free – early viewing is recommended.

- Three Bedroom Semi Detached Property
- Two Reception Rooms
- Large Kitchen/Breakfast Room
- Three Bedrooms
- Modern Fitted First Floor Bathroom
- Garden Room
- Front Gardens
- Lovely Location On A Small Avenue
- Walking Distance To The Town Centre
- Chain Free Sale





Ground Floor

Ground floor

The entrance hall has stairs to the first floor, and varnished wooden floorboards which run through into the dining room.

The living room, located to the front, has a feature fireplace and a bay window overlooking the tree lined avenue.

A separate dining room located, to the rear, has a feature fireplace, cupboards and shelving built into the chimney breast recess, pine floorboards, and a door to the kitchen/breakfast room.

A good size kitchen/breakfast room has a modern range of units to floor and wall levels with worktops, and integrated appliances to include an electric hob, double oven, and space for other free-standing appliances. Understairs cupboard, window to the side, cupboard housing the gas central heating boiler, and a breakfast area to the far end with space for a small table. Glazed French doors overlook the rear garden.

First Floor

The landing has a storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a range of wardrobes spanning one wall.

Bedroom 2 is a double bedroom located to the rear with a wardrobe built into the chimney breast recess, and a window to the rear.

Bedroom 3 is a single bedroom located to the rear.

The bathroom has a modern suite comprising a WC, wall mounted wash basin, and a bath with shower and glass screen over. Tiled walls, and a window to the side.

Outside

Small front garden, which is enclosed by a hedge and brick wall.

The rear garden has a paved patio, lawns and some stocked beds. Enclosed by fencing. There is a timber built garden room/office/gym with power, light connected, and is lined and decorated. An adjoining store is located to the far end of end of the garden - ideal for garden equipment, cycles, et cetera.

Location - Newport Pagnell

The town was first mentioned in the Domesday Book of 1086 as Neuport, Old English for "New Market Town", but by that time the old Anglo-Saxon town was dominated by the Norman invaders. The suffix "Pagnell" came later

when the manor passed into the hands of the Pagnell (Paynel) family. It was the principal town of the Three Hundreds of Newport, a district that had almost the same boundary as the modern Borough. The area is well served with local schooling, leisure facilities including a swimming pool, shops, pubs and restaurants. Further amenities can be found in Central Milton Keynes, which is a short drive away. Central Milton Keynes and nearby Wolverton both offer links into London Euston. CMK offers direct links with journey times of approximately 40 minutes.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

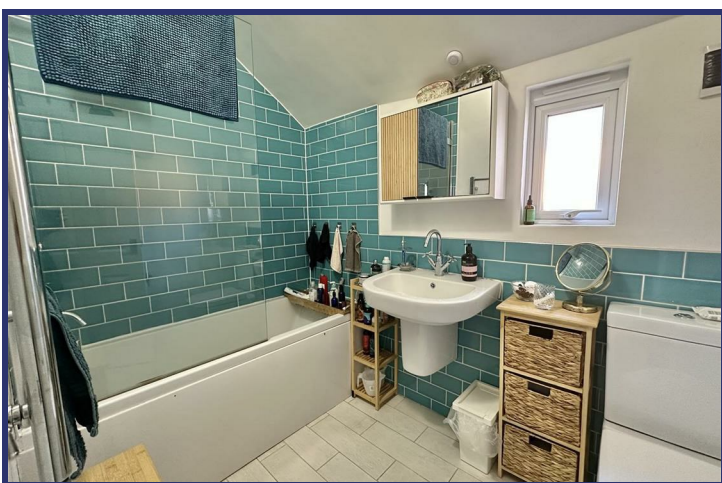
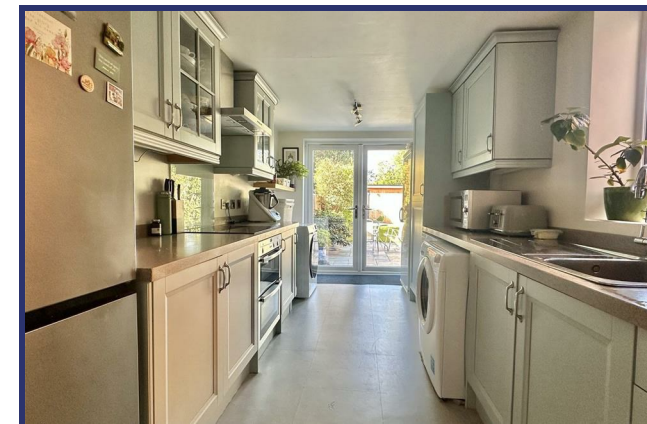
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

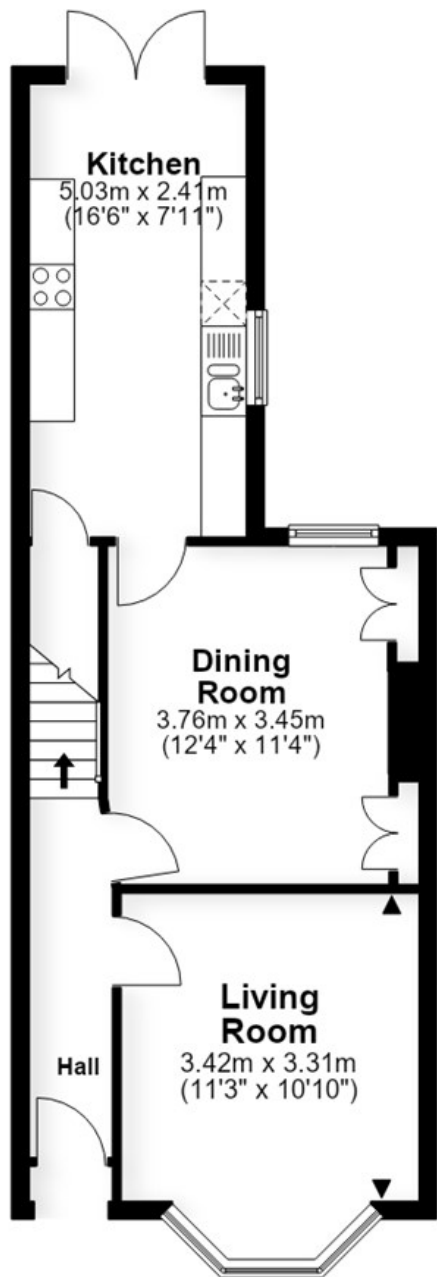
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





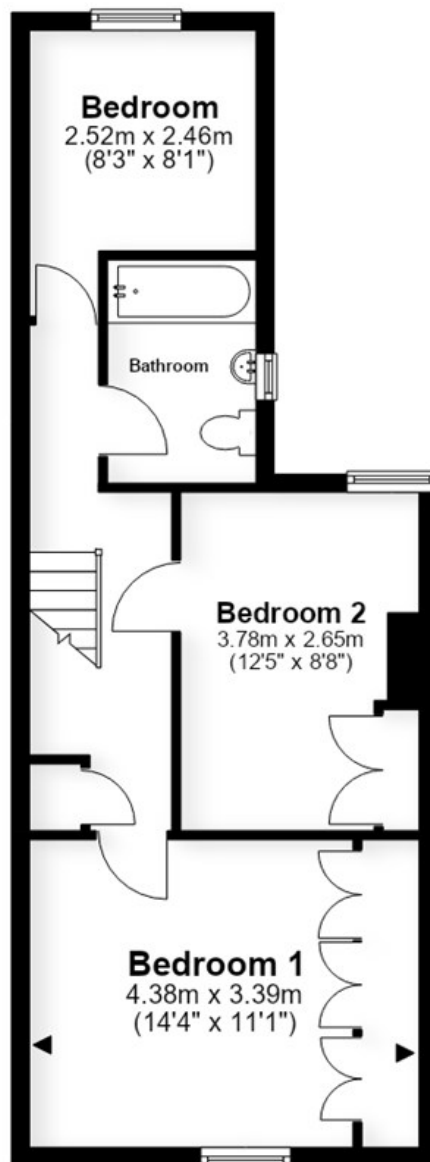
Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



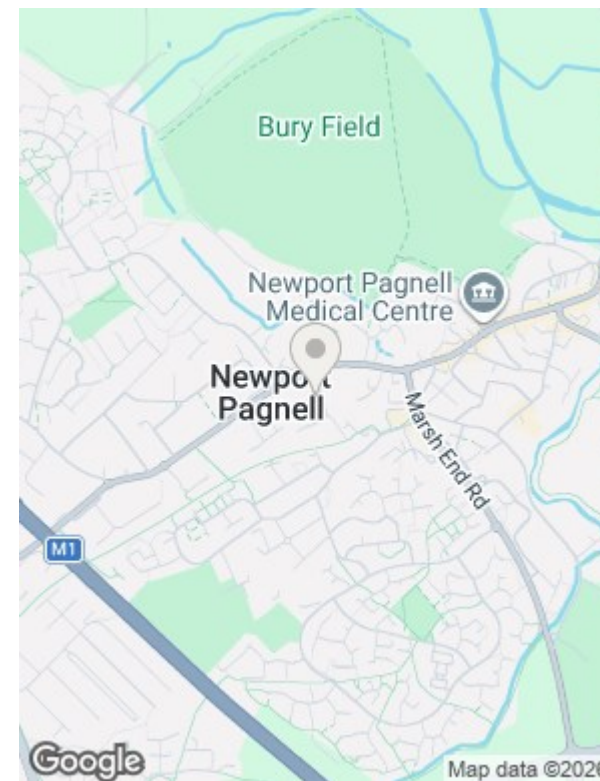
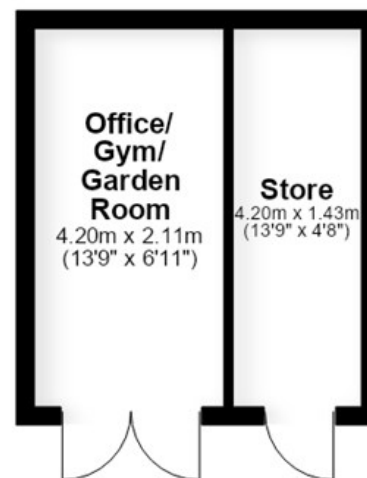
First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Garden Room

Approx. 15.3 sq. metres (164.6 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 104.0 sq. metres (1118.9 sq. feet)