







**£265,000**

Located within the ever sought-after location of Newport Pagnell, this two-bedroom over 55's retirement bungalow is offered to the market with no upper chain, with an accommodation comprising: Kitchen, Lounge/Diner, Shower Room and front and rear gardens.

# Property Description

## ENTRANCE

Front door to:

## ENTRANCE HALL

Doors to all rooms, radiator, airing cupboard housing lagged copper water cylinder, storage cupboard.

## LOUNGE

Double glazed window and door to rear aspect. Electric fireplace with metal surround, storage heater.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink unit with mixer tap and drainer, part tiled walls, plumbing for washing machine, integrated hob with extractor fan over, built-in oven, built-in fridge freezer, extractor fan.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe, access to loft space.

## BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in wardrobe.

## SHOWER ROOM

Tiled walls, low level WC, pedestal wash hand basin, tiled shower cubicle with shower attachment over, extractor fan.

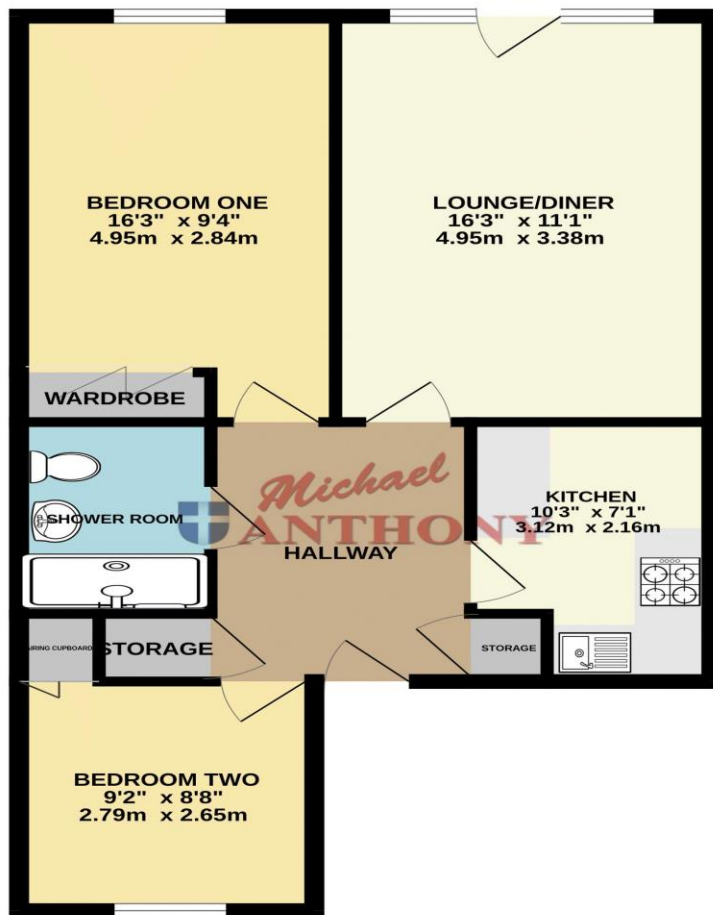
## OUTSIDE

### FRONT GARDEN

Hardstanding pathway leading to front door, shingled area to side, outside lighting.

### REAR GARDEN

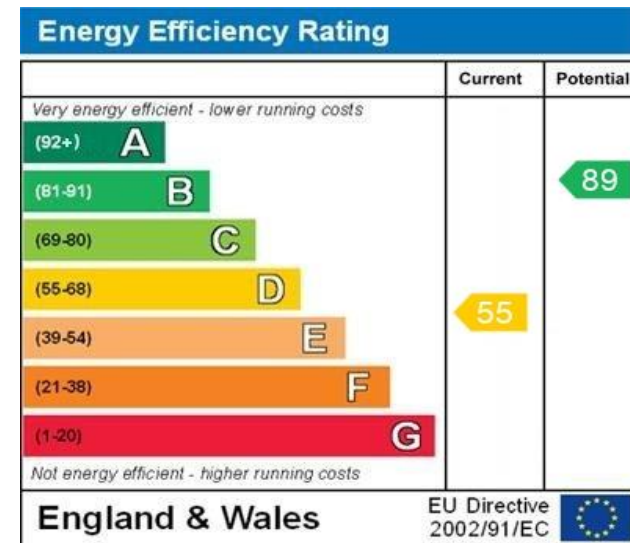
Laid to hardstanding with flower and shrub borders, low level panel fencing.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



WWW.EPC4U.COM

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | miltonkeynes@maea.co.uk