Cauldwell

PROPERTY SERVICES

6 Collins Walk, Newport Pagnell, MK16 8QE

Offers In The Region Of £285,000

A well presented three bedroom semi detached property with a GARAGE, situated within the sought after market town of Newport Pagnell. The property briefly comprises: Entrance, Light and airy dual aspect lounge dining room, stylish modern kitchen, first floor, three well proportioned bedrooms and a family bathroom with a shower. Outside there are front and rear gardens and a garage. Energy rating C. Council tax band C.

Situated in the North East corner of Milton Keynes, Newport Pagnell is a historic industrial town where Aston Martin still retains a presence. The town has a traditional high street with numerous shops and restaurants; leisure centre and swimming pool; three primary schools and a secondary school; the Great River Ouse and River Ousel are next to the town and there is lots of open space to be enjoyed.

Council tax band: C
Energy Rating: C

ENTRANCE
Entrance through front door into entrance hall. Stairs leading to first floor. Door to living/dining room.

LIVING/DINING ROOM 23'3"x 13'6" max (7.10x 4.14 max)
Double glazed window to the front and rear aspect. Door to kitchen. Two radiators.

KITCHEN 11'6" x 7'10" (3.53 x 2.41)
Double glazed door to the rear garden. Wall and base units with worksurfaces incorporating sink and drainer. Integrated oven, hob and extractor. Splash back tiles. Plumbing for washing machine. Space for freestanding fridge/freezer.

FIRST FLOOR LANDING
Double glazed window to side aspect. Door to all upstairs rooms and bathroom.

BEDROOM ONE 9'6" x 9'5" (2.90 x 2.88)
Double glazed window to the rear aspect. Radiator.

BEDROOM TWO 11'3" x 7'10" (3.44 x 2.39)
Double glazed window to the front aspect. Radiator.

BEDROOM THREE 8'3" x 8'5" (2.53 x 2.57)
Double glazed window to the front aspect. Radiator.

FAMILY BATHROOM
Frosted double glazed window to the rear. Three piece suite. Panelled bath with shower attachment. Low level wc, wash hand basin with mixer tap. Tiled walls. Chrome heated towel rail.

REAR GARDEN
Enclosed rear garden laid mainly to lawn with patio area. Flower and shrub border. Wooden fence panels. Gated side access to front garden.

FRONT
Front garden laid to lawn with path leading to front door. Hedge surround. Gated side access to rear garden.

GARAGE
Up and over door.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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

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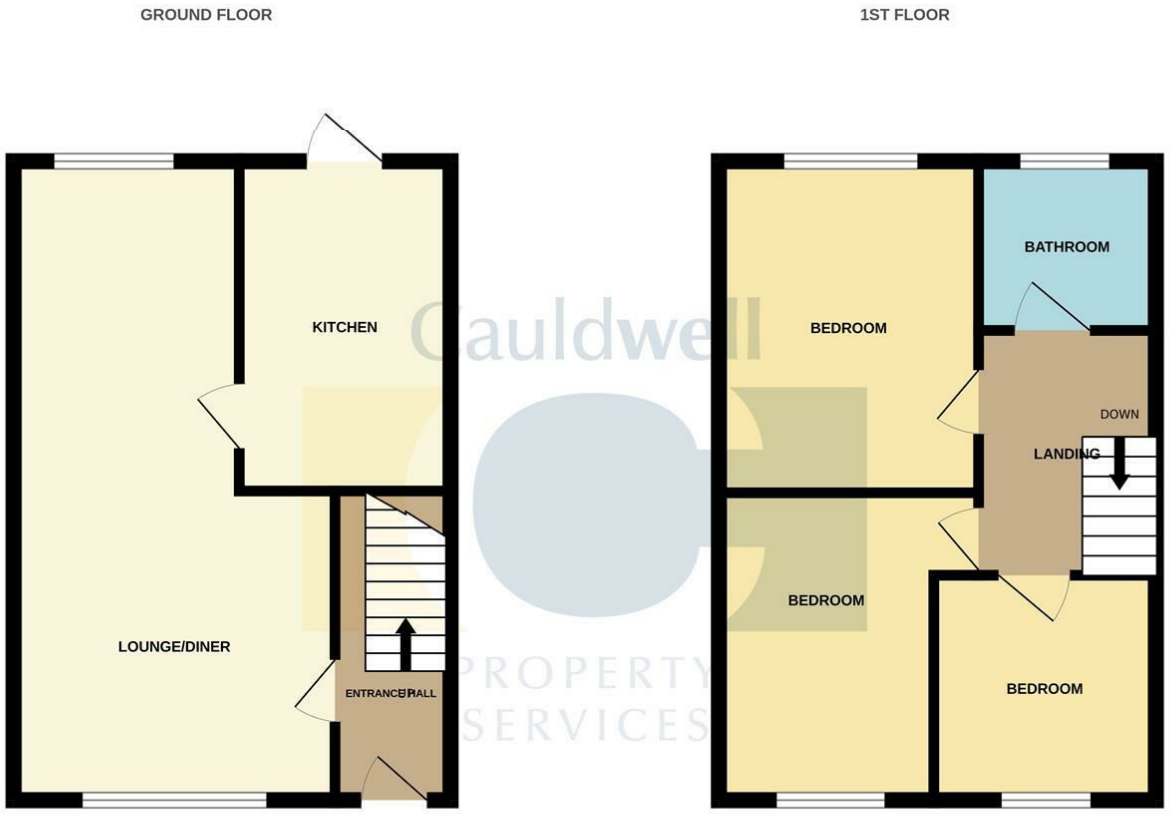
5. Anti Money Laundering Verification checks
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan



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.
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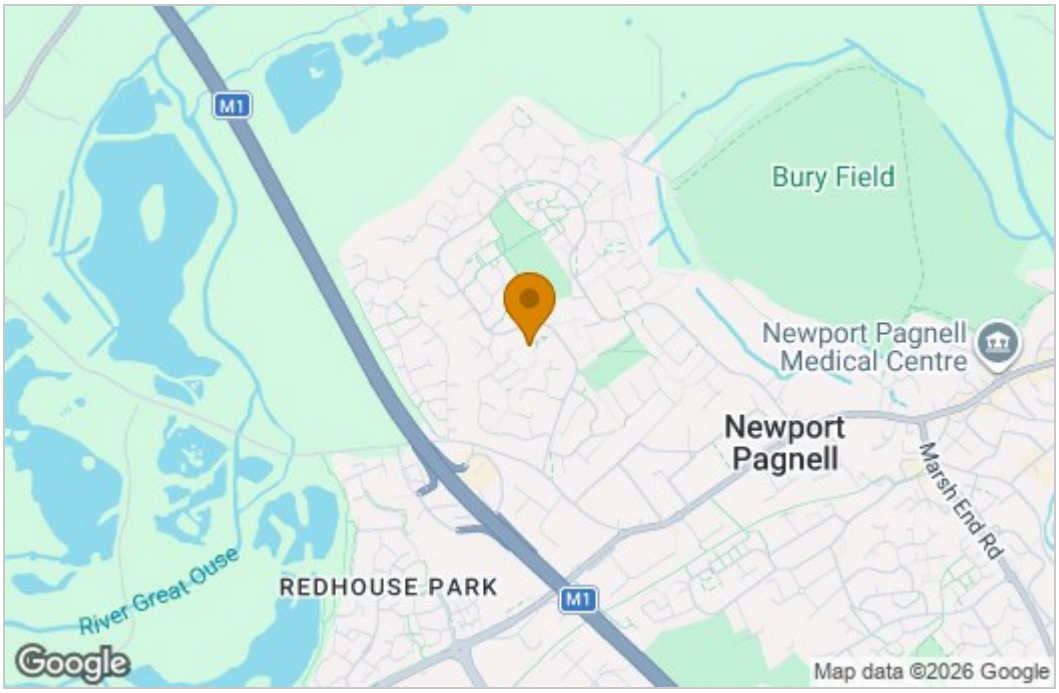
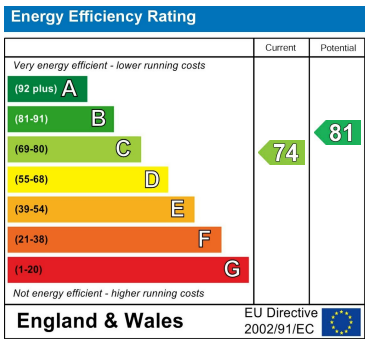
Area Map



Energy Efficiency Graph



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