



Glenwoods, Newport Pagnell, MK16 0NF



70 Glenwoods  
Newport Pagnell  
MK16 0NF

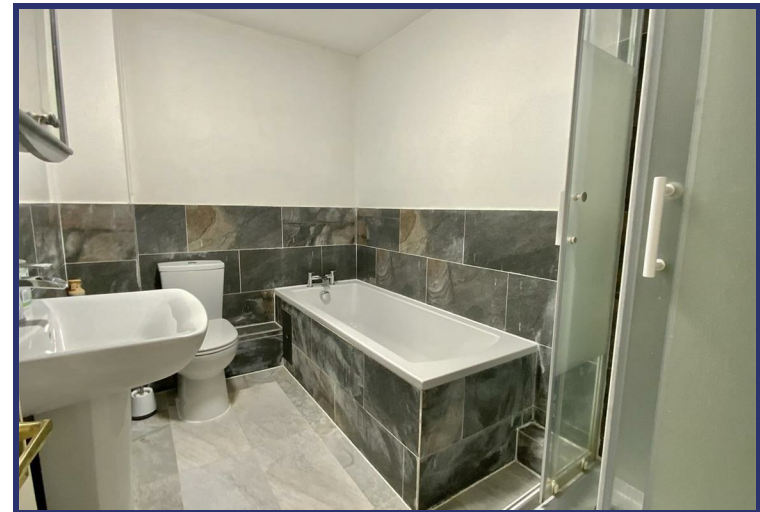
£280,000

**A 2 bedroom terrace house with gardens & garage on the popular Green Park development, within walking distance of popular schools and the town centre.**

The house has accommodation set on two floors comprising an entrance porch, living room, fitted kitchen/dining room with some appliances, a landing, 2 double bedrooms and a spacious modern fitted bathroom complete with bath and separate shower. Outside the house has gardens to the front, rear and a garage which has been partly converted to provide a garden room/ home office/ gym, or similar.

The property is conveniently located on the edge of Green Park just a short walk to the local schools, shops, and pub and comfortable walk to the town centre. Offered for sale chain free.

- Terrace House
- 2 Double Bedrooms
- Living Room
- Kitchen/ Dining Room
- Part Converted Garage with Garden Room
- Gas to Radiator Central Heating
- Close to Local Shops & Popular Schools
- Walk to the Town Centre
- CHAIN FREE SALE





### Ground Floor

A glazed front door opens to a porch area with a meter cupboard and open to the living room.

The living room has a window to the front, and door to the kitchen/dining room. Stairs to the first floor.

The kitchen/ dining room has a range of units to floor and wall levels with worktops, 1 1/2 bowl sink unit and integrated gas hob, extractor hood, electric oven and space for two further under counter appliances with plumbing for a washing machine. Parted glazed door and windows overlooking the rear garden.

### First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with two windows.

Bedroom 2 is a double bedroom to the rear with two windows and a cupboard over the stair bulkhead.

A highlight of this home is its large modern fitted four piece bathroom suite, in white, comprising of a WC, wash basin, bath and a separate shower cubicle. Part tiled walls and tiled floor.

### Gardens

The front garden has a pathway to the front door and is laid to lawn. It fronts a Green off which the terrace of properties is located.

A rear garden has a recently laid timber deck, lawn and enclosed by fencing with gated access to the garage block. Personal access door to the rear of the garage.

### Garage/ Garden Room

The garage has been partly converted to provide a store area to the front with an up and over garage door. To the rear a garden room/ store/ home office which is lined, decorated with power and light, and access door to directly from the rear garden.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

### 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.

### 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 undertake 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.



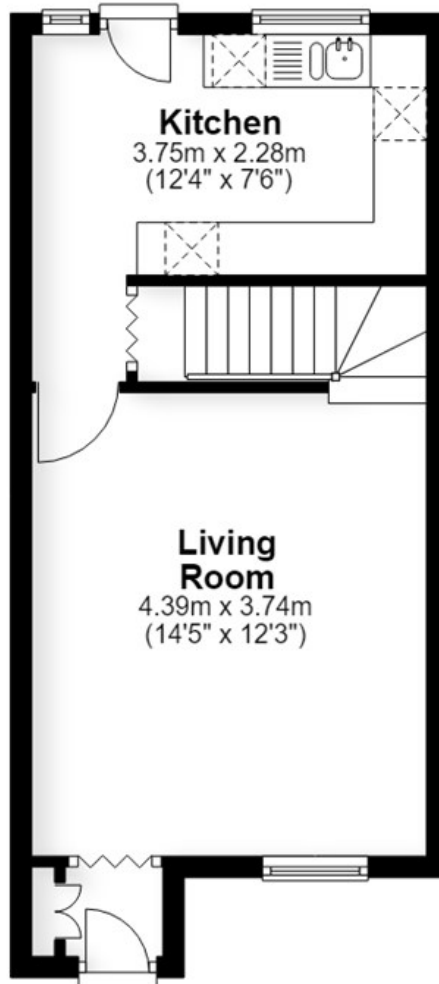
### Garage/ Garden Room

Approx. 11.9 sq. metres (128.4 sq. feet)



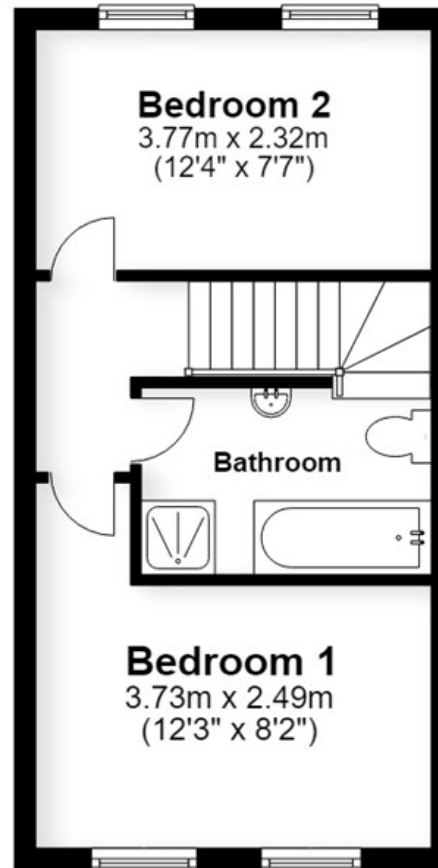
### Ground Floor

Approx. 30.0 sq. metres (323.0 sq. feet)

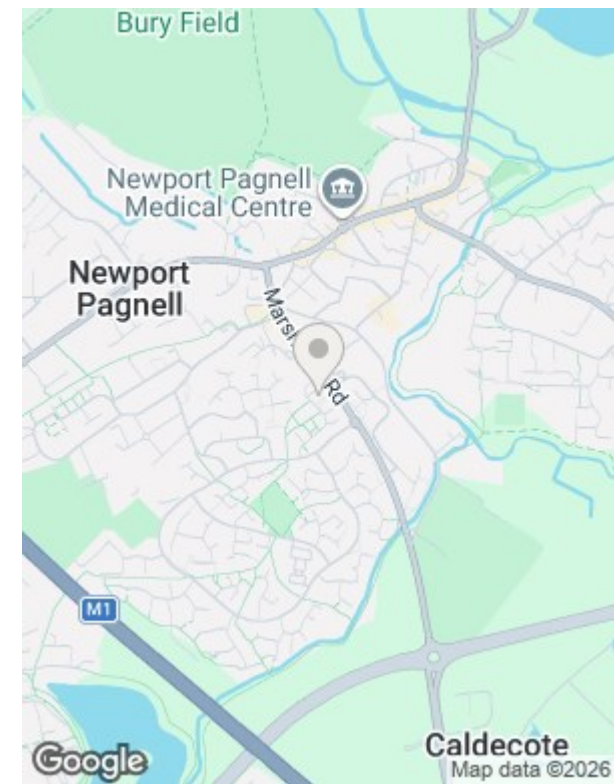


### First Floor

Approx. 29.3 sq. metres (314.9 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 sq. feet)



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

