Riverside

, Newport Pagnell, MK16 8HH

FINE & COUNTRY

7 Riverside

Newport Pagnell MK16 8HH

A "riverside" semi detached cottage standing elevated from the roadside. Constructed in red brick under a tiled roof this delightfully located property enjoys a private walled garden and has benefit of an off road parking space. In very close proximity is a pedestrian bridge over the river which leads to spectacular walking over the meadows and along the river bank. Although sited in close proximity to the River Ouze, its high position has ensured the property has not been troubled by flooding.

The accommodation comprises:
Sitting room, Kitchen/breakfast room, Bathroom, 2 double bedrooms, Gas fired radiator central heating, Double glazing, a generously proportioned area of walled, private garden and off road parking for one vehicle.

Property walk through

Behind the replacement entrance door with its attractive stained glass panels is a cosy sitting room with a fireplace to one wall. To either side of the fireplace are built in shelving units and storage cabinets. A wooden fire surround is in situ. Flooring is in laminated wood and there is a "sash" style double glazed window to the front elevation. A small pane glazed door opens into the Kitchen/breakfast room. An excellent range of cabinets and drawer units are fitted at base and high levels with a single bowl sink unit located under the window looking into the sheltered courtyard. This is one of two windows in the room allowing a plentiful flow of natural light. A natural housing is available for an upright fridge freezer and the staircase rises from this room to the first floor. Access a small rear lobby which has a large built in cupboard containing the gas fired central heating boiler. A UPVC door opens from this lobby into the courtyard and garden areas. beyond the lobby is the bathroom with a panelled bath, electric shower, WC and wash basin. The flooring to this area is tiled.. On the first floor there are two double bedrooms, the bedroom to the front elevation having aspects over the River Ouse as it meanders its way through town. Both bedrooms have "sash" style double glazed windows.
Outside, stepping up to the frontage which is enclosed behind brick walling a footpath off to the right gives access through a wooden gate to the rear garden. The footpath extends around the property. There garden comprises of a paved patio area and an elevated lawn enclosed within a brick retaining wall, all contained and made private by a brick boundary wall with trellis mounted over. This garden is very sheltered and secluded and ideal for al fresco dining.

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. Some items may be available subject to negotiation with the Vendor.

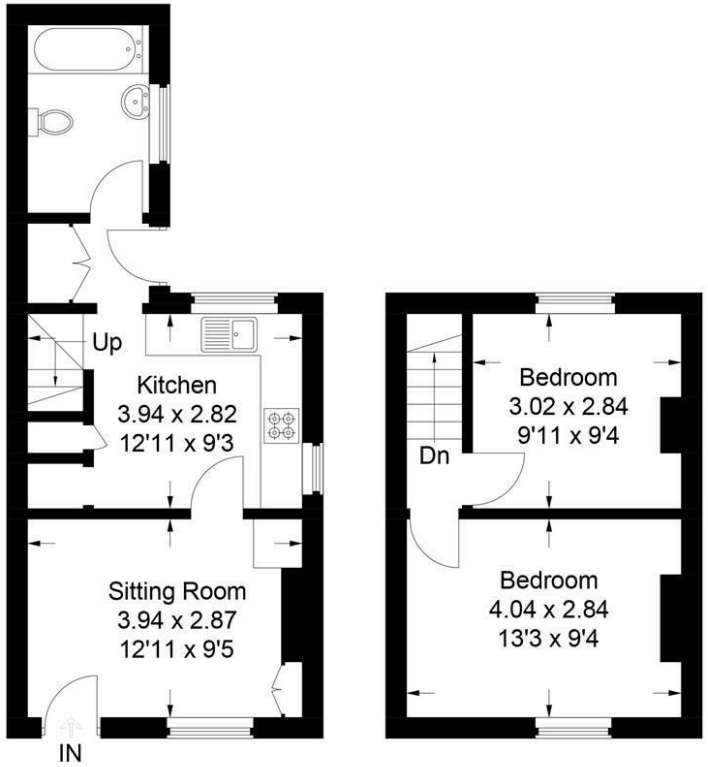
Notice to the purchaser/s

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 off, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

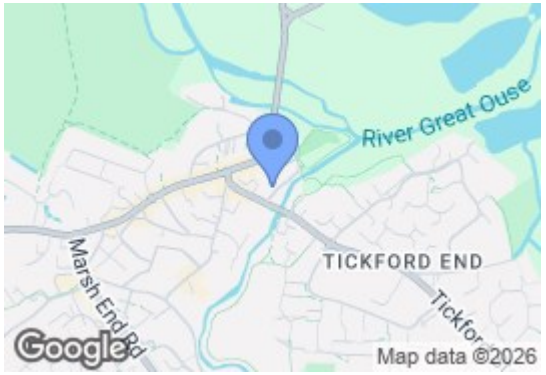
We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.

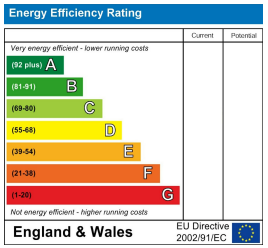
Approximate Gross Internal Area
Ground Floor = 30.4 sq m / 327 sq ft
First Floor = 22.9 sq m / 246 sq ft
Total = 53.3 sq m / 573 sq ft

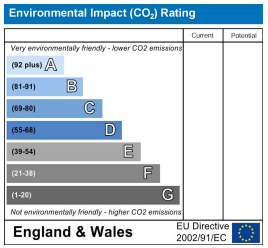


Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Fine & Country







FINE & COUNTRY

1 Silver End, Olney,
Bucks MK46 4AL
01234 975999 olney@fineandcountry.com
www.fineandcountry.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.