



Hyde Close, Newport Pagnell, MK16 0NL



8 Hyde Close
Newport Pagnell
Buckinghamshire
MK16 0NL

£325,000

A 3 bedroom semi detached house with garage and parking on the popular Green Park development adjacent to the local shops, pharmacy and just a minute walk to the school.

The property has accommodation set on two floors comprising an entrance hall, living room and kitchen/dining room. On the first floor there are 3 bedrooms and a modern fitted bathroom. Outside the property has a front garden, good sized rear garden, garage and parking space.

The property is conveniently located opposite the local shops and doctors surgery, a minute walk to Green Park junior school and a short walk to Ousedale secondary school.

- Semi Detached House
- Garage & Parking
- Front & Rear Gardens
- 3 Bedrooms
- Separate Living Room
- Kitchen/ Dining Room
- Close to Shops & Doctors Surgery
- Short Walk to Sought After Schools





Ground Floor

An entrance hall has a small cupboard and a door to the living room.

The living room has a bay window to the front and the door to the kitchen/dining room.

The kitchen/dining room has a range of units to floor and wall levels with worktops and the sink unit. Integrated oven, hob and space for appliances. The dining area has French doors opening to 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 rear with a range fitted wardrobes spanning one wall.

Bedroom 2 is a double bedroom located to the rear front.

Bedroom 3 is a single bedroom located to the rear.

The bathroom has a modern suite comprising WC, wash basin and a bath with shower over. Airing cupboard with hot water cylinder. Window to the front.

Outside

Front garden with gated access to the rear garden.

The rear garden has patio and lawns, enclosed by fencing and has side gated access plus rear gated access to the parking space and adjacent garage.

Garage

Single garage with up and over door, pitched tiled roof with loft storage, located next to the property.

Heating

The property has gas to radiator central heating.

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 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

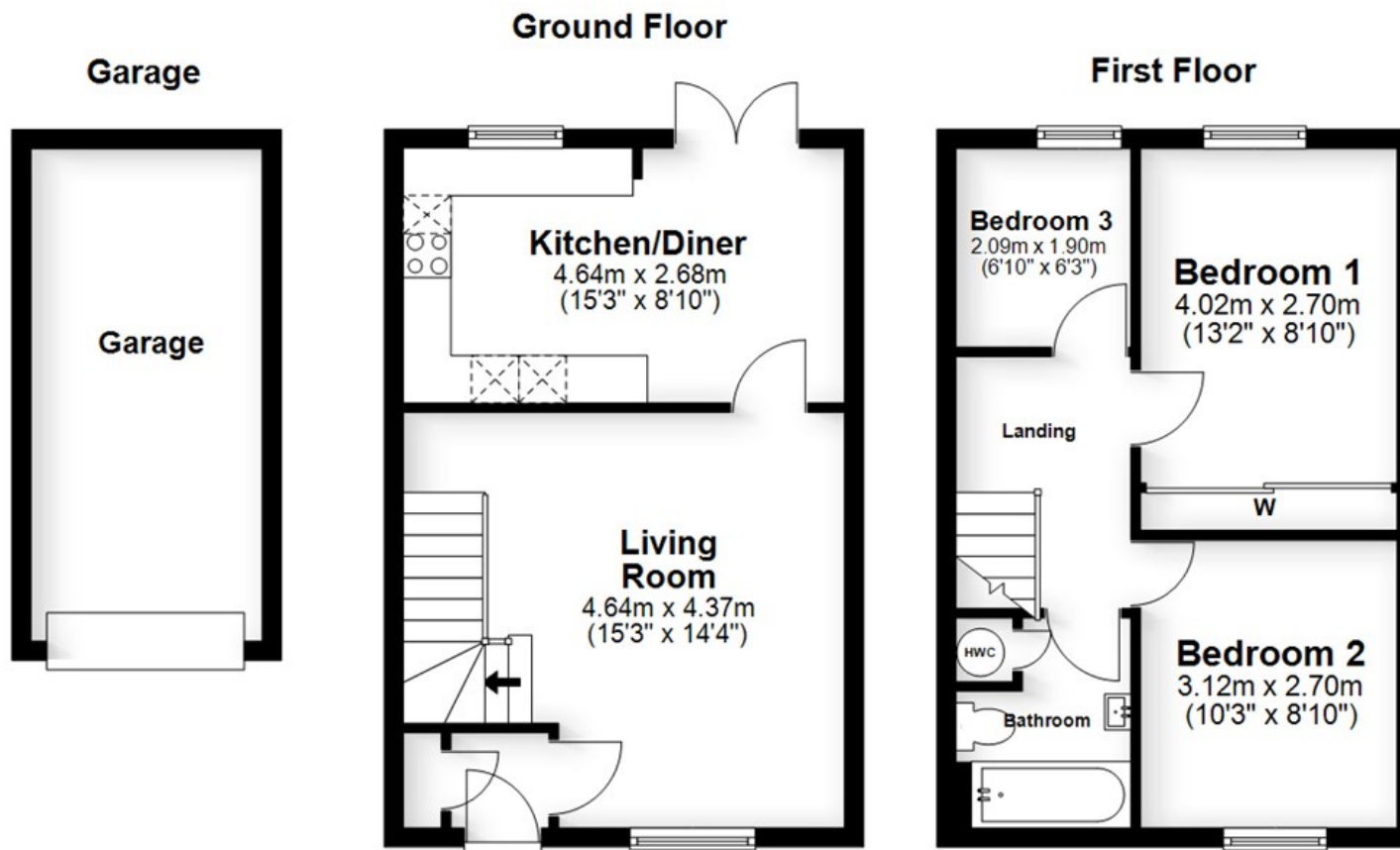
Location - Newport Pagnell

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.

Disclaimer

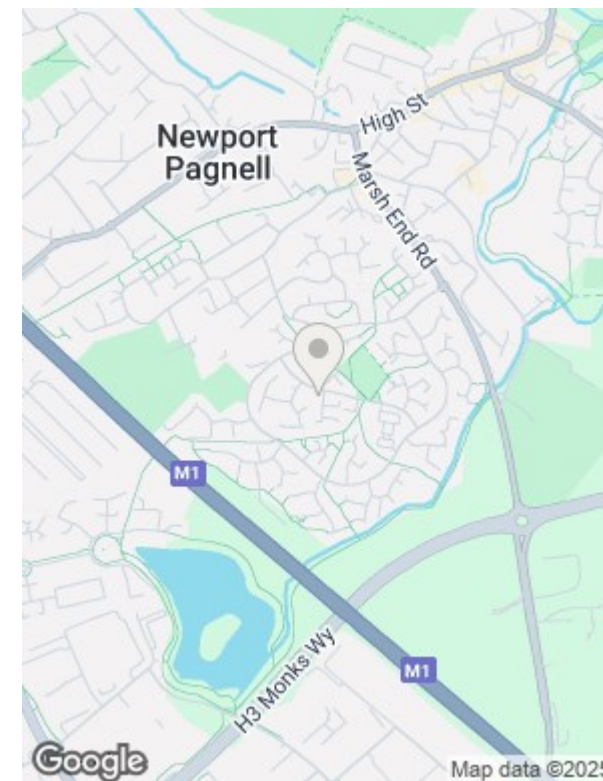
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

