



**Holland Way, Newport Pagnell, MK16 0LL**

**welcome to**

## **Holland Way, Newport Pagnell**

Located on the popular residential road of Holland Way in Newport Pagnell, this three-bedroom semi-detached property offers well-proportioned accommodation, ideal for families, first-time buyers, or those looking to downsize.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Lounge/ Diner:**

Radiator and double-glazed window to the front, stairs rising to first floor, door to kitchen and conservatory.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, sink with drainer, eye-level double oven and induction hob with extractor fan over. Space for a dishwasher, washing machine and fridge/freezer. Double-glazed window to the rear and double-glazed door leading out to the garden.

### **Conservatory**

Double-glazed windows to the side.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard and loft hatch.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **Bedroom Two**

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the rear.

### **Bedroom Three**

Radiator and double-glazed window to the front.

### **Bathroom**

Wash hand basin, low-level WC and bath with shower over. Double-glazed obscured window to the rear.

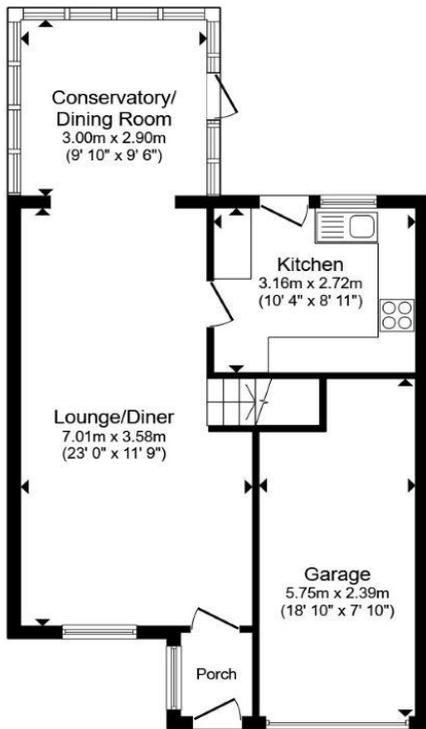
### **Outside:**

#### **Front Garden:**

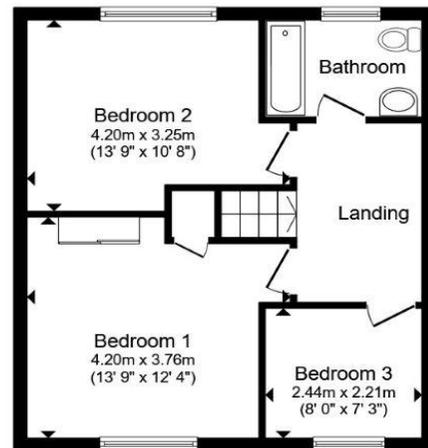
Driveway leading to single garage, grass area, access to the rear garden.

#### **Rear Garden:**

Private rear garden, mainly laid to lawn with a patio area.



**Ground Floor**



**First Floor**

Total floor area 104.9 m<sup>2</sup> (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Holland Way,**  
**Newport Pagnell**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Excellent school catchment area
- Three bedroom semi-detached home

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£270,000**



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Property Ref:  
NPL107967 - 0008

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