

Connells

Old Groveway
Simpson Milton Keynes

Old Groveway
Simpson Milton Keynes MK6 3BP

for sale
£170,000







Property Description

Offered to the market with no upper chain, this one-bedroom house in the popular area of Simpson, Milton Keynes, presents an excellent opportunity for investors, developers, or buyers looking for a project. Vacant and ready for immediate occupation, the property features a unique and quirky layout, with the main living accommodation situated on the first floor to maximise natural light and create a distinctive living space.

The accommodation includes a bedroom, bathroom, kitchen, and an upstairs living area, offering a different approach to modern living. While the property requires renovation and modernisation throughout, it provides excellent potential for improvement and value enhancement.

Conveniently located close to local amenities, transport links, and the scenic surroundings of Simpson village, this property is ideally suited to those seeking a home they can tailor to their own tastes and requirements.

Please note: The property has an EPC rating of F, and buyers should consider potential energy efficiency improvements as part of their renovation plans if they plan to rent the property out.

Ground Floor

Entrance Hall

Door to front of property, stairs rising to first floor, access to bedroom and bathroom

Bedroom

Built in storage cupboard, patio door and windows to rear courtyard.

Bathroom

Three piece bathroom.

First Floor

Open Plan Living Area

Kitchen Area

Wall & base units, sink & drainer, water & waste, extractor fan, storage cupboard.

Living/Dining Area

Stairs rising from ground floor, open plan into kitchen, windows to the front of the property.

Outside

Courtyard style garden access from the ground floor bedroom.

Parking

Parking arrangements TBC.

Agents Note

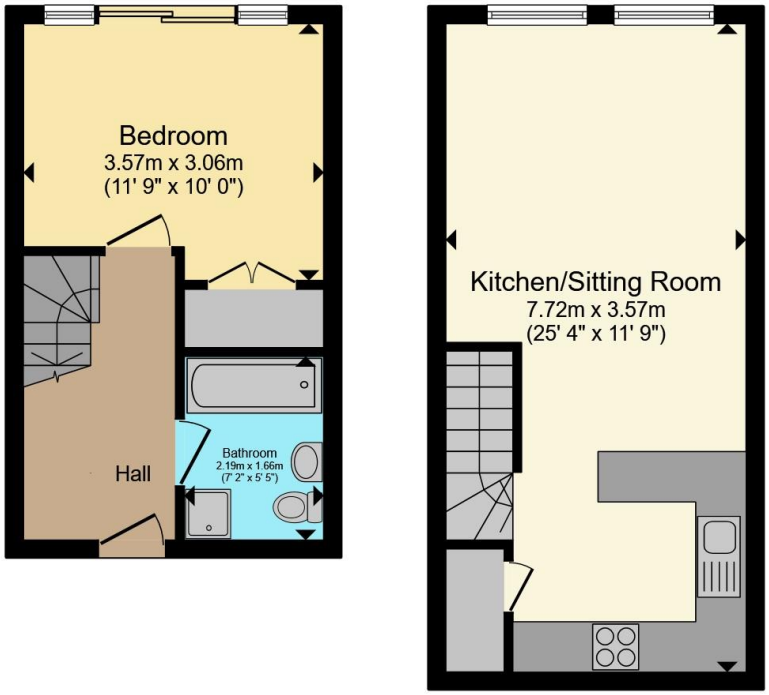
All utilities in the property are UNTESTED by Connells. Furthermore, the property has an EPC rating of F, and buyers should consider potential energy efficiency improvements as part of their renovation plans if they plan to rent the property out.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 49.5 m² (533 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

Connells

To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: F

Council Tax Band: A

view this property online connells.co.uk/Property/WNT308484

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.