



Connells

Old Groveway
Simpson MILTON KEYNES



Property Description

Offered to the market with no onward chain is this one bedroom freehold property located in the sought after village of 'Simpson'. This property is ideal for first time buyers and investors alike offering freehold accommodation across two floors. This property benefits from an entrance hall, bedroom and bathroom all on the ground floor. The first floor offers open-plan living consisting of a lounge/dining area and a kitchen. Outside there is communal parking and a courtyard garden.

Simpson is a small semi-rural village in Milton Keynes located south of the centre, just north of Fenny Stratford. The Plough pub & restaurant is a short walk from the property offering good food and a warm welcome to all. The canal tow path is very easily accessible, and if you enjoy walking will take you directly north towards Milton Keynes areas and beyond or south towards Bletchley and Leighton Buzzard. Main grocery shopping is ideally located in Bletchley, together with the main Euston line, MK1 shopping outlet and Leisure Centre.

Entrance Hall

Storage understairs and storage heater.

Bathroom

A three-piece suite comprising WC, wash hand basin and a bathtub. Extractor fan offering ventilation.

Bedroom One

11' 8" x 10' 10" (3.56m x 3.30m)
A double bedroom benefitting from a built-in wardrobe, storage heater, UPVC double-glazed patio door to access the courtyard and UPVC double-glazed window to rear aspect.

First Floor

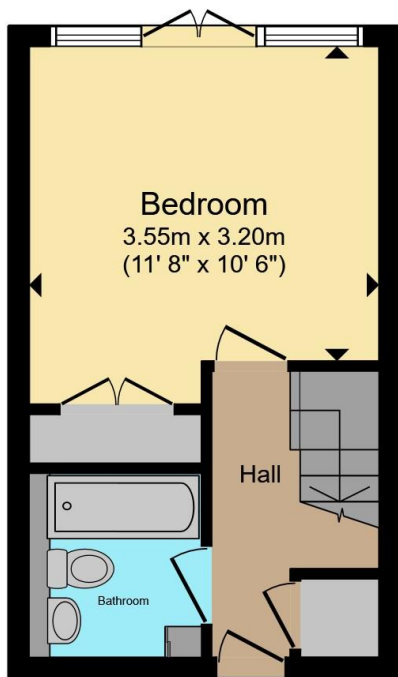
Lounge/Diner

16' 11" x 11' 7" (5.16m x 3.53m)
A generously sized living space benefitting from a storage heater and UPVC double-glazed Juliette balcony.

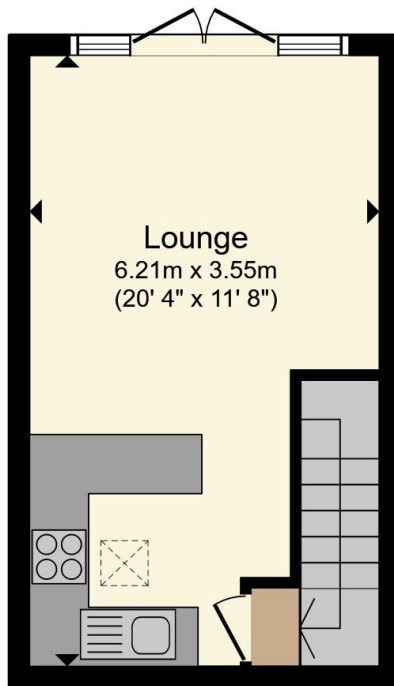
Kitchen

8' 6" x 6' 7" (2.59m x 2.01m)
A range of wall and base level units. Space for a cooker, washing machine, under counter fridge and a under counter freezer. Extractor fan. Skylight windows. Stainless steel sink and drainer.





Ground Floor



First Floor

Total floor area 44.1 m² (475 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



To view this property please contact Connells on

T 01908 375 241
E bletchley@connells.co.uk

188 Queensway Bletchley
 MILTON KEYNES MK2 2SW

EPC Rating: D Council Tax Band: A

view this property online connells.co.uk/Property/BLE311579

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLE311579 - 0004