



**40 Old Groveway, Simpson, Milton Keynes,
Buckinghamshire, MK6 3BP**

£150,000 Freehold

- PROJECT
- FREEHOLD
- GARDEN
- TWO BEDROOM
- DESIRABLE LOCATION
- CHAIN FREE
- EPC Rating





**** INVESTMENT/PROJECT OPPORTUNITY IN NEED OF FULL REFURB****

FREEHOLD two bedroom Bungalow with garden located in the popular Village of Simpson. The property consists of a courtyard rear garden, family bathroom, two bedroom, kitchen and lounge/diner. The property benefits from being in walking distance to the Grand union canal, Ashland lake and local shops. This property would make an ideal first time buy or buy to let investment. View now to avoid disappointment.

Simpson is a village in Milton Keynes which is situated just over a mile from Fenny Stratford and it's train station with links to Bedford and 1.6 miles from Bletchley mainline train station with links to London Euston. Walking distance to the ever popular Caldecotte lake offering water sports, pub & restaurant and the Grand union canal offering picturesque views and walks. Also a short drive to local retail parks and supermarkets, also to Junction 13 of the M1 motorway.

Ground maintenance £103 per year

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.