

**Offers in excess of
£185,000**

OnPlan



FOR SALE

Nestled within the charming Chandlers Court, this delightful 1-bedroom terraced house offers a wealth of appealing features, making it an ideal investment for the savvy buyer. Located in a quiet, residential neighbourhood, this property is perfectly positioned to take advantage of both the tranquillity of its surroundings and the vibrant amenities that Simpson has to offer.

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The ground floor presents a well-thought-out open plan kitchen and dining area, designed for modern living and entertaining. The living room boasts a cleverly integrated work station beneath the stairs, maximizing the use of space. From the living room, step out to the inviting garden featuring a tasteful decking area and a handy garden shed – perfect for those seeking a touch of outdoor tranquillity. Upstairs on the first floor, you'll find a generously sized bedroom with ample space for wardrobes, comfortably accommodating a double bed. The adjacent bathroom is both functional and stylish, completing the upstairs living quarters.

Features

- Private Rear Garden with Woodland Views
- Newly Renovated Kitchen and Dining Area
- Parking
- Insulated Garden Shed/Workshop/Studio
- Insulated External Cladding
- Highly Efficient Infrared Heating controlled via the Netmostat app
- Central Milton Keynes Location with Great Transport Links
- Integrated Thermal Blinds in the Kitchen



Some of the key features include,

1. **Superb Location:** Located just 2 minutes away from the renowned gastro-pub, The Plough, and within easy reach of Caldecotte Lakes and the Grand Canal, this property offers an abundance of leisure opportunities, attracting potential tenants seeking a well-rounded lifestyle.
2. **Energy Efficiency:** With external insulation and cladding, as well as internal insulation, this property boasts excellent heat retention, reducing heating costs and enhancing tenant comfort. The Infrared Heating System ensures efficient and instant warmth, offering a cost-effective solution with convenient thermostatic control via the Netmostat app.
3. **Privacy and Comfort:** Integrated thermal blinds in the kitchen provide privacy while allowing natural light to flood in, offering a versatile living experience. An electric water heater ensures immediate hot water on demand, catering to the needs of busy tenants.
4. **Thoughtful Interior Design:** The property has been tastefully remodelled with a new kitchen, flooring, and carpeting, enhancing its aesthetic appeal. A dedicated office space under the stairs, hidden touch-open drawers, and loft space with shelving add valuable storage options for tenants.
5. **Convenient Amenities:** A wealth of free parking and a nearby bus stop make daily life convenient for tenants. Additionally, the insulated art/workroom in the garden, complete with power and lighting, offers a unique and comfortable space for creative pursuits or remote work.
6. **Solar Potential:** The property's freehold status and southeast-facing slanted roof make it ideal for the installation of solar panels, offering eco-conscious tenants the opportunity to reduce their carbon footprint.

Don't miss out on this excellent buy-to-let investment opportunity in Simpson, Milton Keynes. With its strategic location, energy-efficient features, and thoughtful design, this property is poised to attract discerning tenants seeking a comfortable and convenient living experience. Secure your future with this smart investment choice.

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