

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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*Russell
& Butler*
i n d e p e n d e n t
e s t a t e a g e n t s

Springfields, Padbury, MK18 2AS

Asking Price £259,950.00 Freehold

A one bedroom end of terrace bungalow, situated in a traffic free location in this popular village. The property has the benefits of: Gas to radiator central heating, double glazing, conservatory and gardens to front, side and rear. The accommodation comprises: Entrance porch, entrance hall, sitting room, kitchen, rear lobby, rear hall, walk in pantry, conservatory, bedroom, shower room and gardens. NO ONWARD CHAIN. Council Tax Band B. Energy rating awaited.



Entrance

Leaded light double glazed entrance door to:

Entrance Porch

Glazed door to:

Entrance Hall

Central heating thermostat, walk in storage cupboard (1.87m x 0.922). Access to loft space with ladder and light, doors to bedroom, sititng room and shower room.

Shower Room

6' 7" X 6' 2" (2.02m X 1.89m)

White suite of fully tiled double width shower with "Bristan" electric shower, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, radiator, leaded light double glazed window to front aspect.

Sitting Room

14' 4" X 11' 6" (4.37m X 3.51m)

Gas fire with gas fired back boiler supplying both domestic hot water and radiator central heating, double radiator, Leaded light double glazed bow window to front aspect, Leaded light double glazed window to side aspect.

Kitchen

9' 1" X 7' 6" (2.78m X 2.29m)

Inset single drainer enamel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, space for cooker, plumbing for automatic washing machine, double radiator, leaded light double glazed window to side and rear aspects, door to:

Rear Lobby

Door to porch, walk in panty cupboard with shelving and light.

Rear Porch

8' 0" X 5' 2" (2.44m X 1.60m)

Double glazed door to conservatory, double glazed door to rear garden.

Conservatory

11' 1" X 7' 6" (3.40m X 2.30m)

Upvc double glazed with brick base, double radiator, door to bedroom, French double doors to garden.

Bedroom

11' 11" X 10' 7" (3.65m X 3.23m)

Radiator, range of fitted and built in wardrobes, door to entrance hall, door to conservatory.

Front Garden

Enclosed by picket fencing on three sides and 6ft fence to remainder, laid mainly to shingle with flower and shrub beds, two gates with one path leading to entrance, one to rear garden, gated side access to:

Rear Garden

Fully enclosed and part paved, part shingle rear garden extending to side aspect, flower and shrub beds.

Please Note

EPC Rating: TBC.

Council Tax Band:B.

Construction type:Standard.

Electricity supply:Mains.

Water supply:Mains.

Sewerage:Mains.

Heating: Gas to radiator central.

BROADBAND/MOBILE

COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: No allocated parking.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell
& Butler*
independent
estate agents



All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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