Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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Springfields Court, Padbury, MK18 2AQ
Asking Price £255,000.00 Freehold

A two bedroom cluster home situated in a quiet location in this sought after village. The property benefits from UPVC double glazing, has been recently redecorated throughout and includes new carpets where fitted. There is a private enclosed garden and an allocated parking space too. The accommodation comprises: Sitting/dining room, kitchen, first floor landing, two bedrooms and bathroom. NO ONWARD CHAIN. Council Tax Band B. Energy Rating D.









Entrance
Upvc double glazed entrance door to:

Sitting/Dining Room
15' 5" X 12' 0" (4.72m X 3.67m)
Two electric radiators, Two Upvc double glazed windows to rear and side aspects, stairs rising to first floor.

Kitchen
12' X 5' 3" (3.66m X 1.60m)
Inset single drainer 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, plumbing for automatic washing machine, electric cooker with extractor hood over, free standing fridge/freezer, Upvc double glazed window to side aspect, under stairs storage cupboard.

First Floor Landing
Access to loft space, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted, over stairs storage cupboard,

Bedroom One
11' 5" X 9' 1" (3.49m X 2.77m)
Electric radiator, Upvc double glazed window to rear aspect overlooking the village playing fields.

Bedroom Two
7' 11" X 6' 0" (2.42m X 1.85m)
Electric radiator, Upvc double glazed window to side aspect with countryside views.

Bathroom
6' 5" X 4' 10" (1.98m X 1.49m)
White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, Upvc double glazed window to side aspect, electric towel radiator.

Garden
Laid to lawn, timber shed, fully enclosed by timber fencing, outside storage to entrance.

Please Note
EPC Rating: D Council Tax: B

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas.

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 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: Allocated parking space.

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

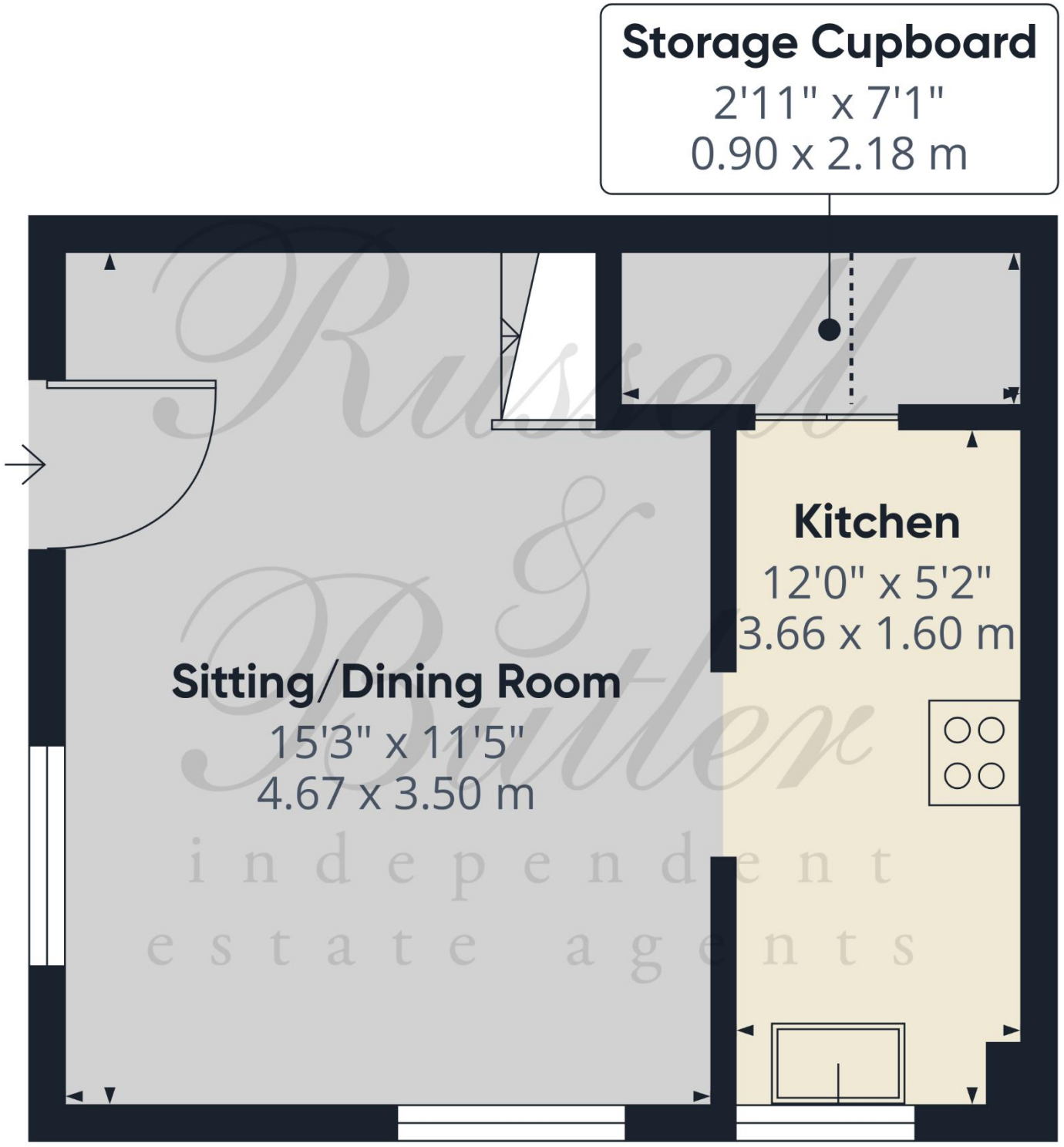
Mortgage Advice
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume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











Floor 0

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Approximate total area(1)

257 ft²

23.9 m²

Reduced headroom

11 ft²

1 m²

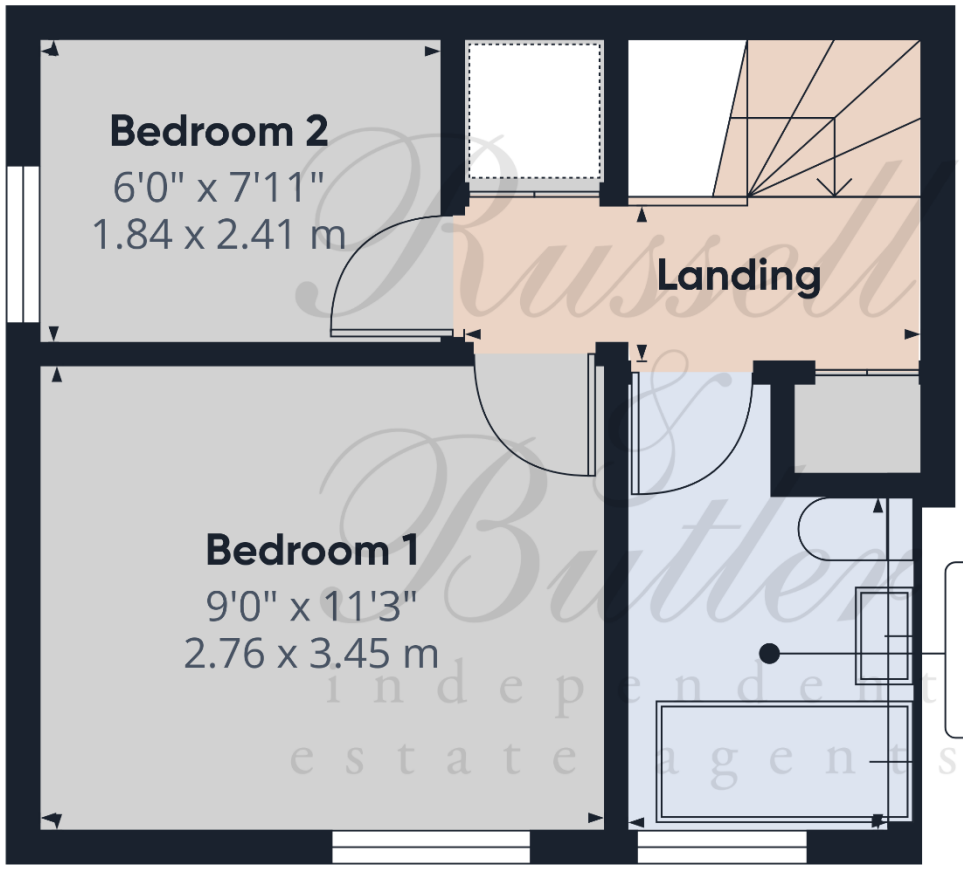
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

221 ft²

20.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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