

*Russell & Butler*

independent estate agents

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# Springfields Court, Padbury, Buckinghamshire, MK18 2AQ

Asking Price £225,000.00 Freehold

A two bedroom cluster house situated in this sought after village in a cul de sac location. The property offers sealed unit double glazing, fitted kitchen with oven & hob, garden and allocated parking space. The accommodation comprises: Sitting/dining room, kitchen, two bedrooms, and bathroom. Council Tax Band B. Energy rating D.



### **Entrance**

Georgian Style entrance door to :

### **Lounge/Diner**

*11' 5" X 15' 5" (3.48m X 4.70m)*

'L' Shaped. Television point. Telephone point. Two sealed unit double glazed windows to front and side aspects. Stairs to first floor. Arch to kitchen

### **Kitchen**

*12' 0" X 5' 2" (3.66m X 1.60m)*

Fitted to comprise stainless steel sink unit with mono bloc mixer taps and cupboard under. Further range of base and eye level units. Rolled edged work surfaces. Ceramic tiling to splash areas. Four ring electric hob. Electric oven under. Electric hood over. Plumbing for automatic washing machine. Fridge/freezer space. Ceramic tiled floor. Under stairs storage cupboard. Sealed unit double glazed window to front aspect.

### **First Floor Landing**

Access to loft space. Over stairs storage cupboard with shelving. Airing cupboard housing hot water tank and immersion heater with linen shelf as fitted.

### **Bedroom One**

*11' 6" X 8' 9" (3.51m X 2.69m)*

Sealed unit double glazed window to front aspect.

### **Bedroom Two**

*8' 0" X 6' 0" (2.44m X 1.85m)*

Sealed unit double glazed window to side aspect.

### **Bathroom**

Coloured suite of panel bath, mixer taps and shower attachment. Pedestal wash hand basin. Low level W/C. Ceramic Tiling to splash areas. Sealed unit double glazed window to front aspect.

### **Garden**

Laid to lawn. Path to entrance with storage shed.

### **Please Note**

EPC Rating: D.

Council Tax Band: B.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric heating.

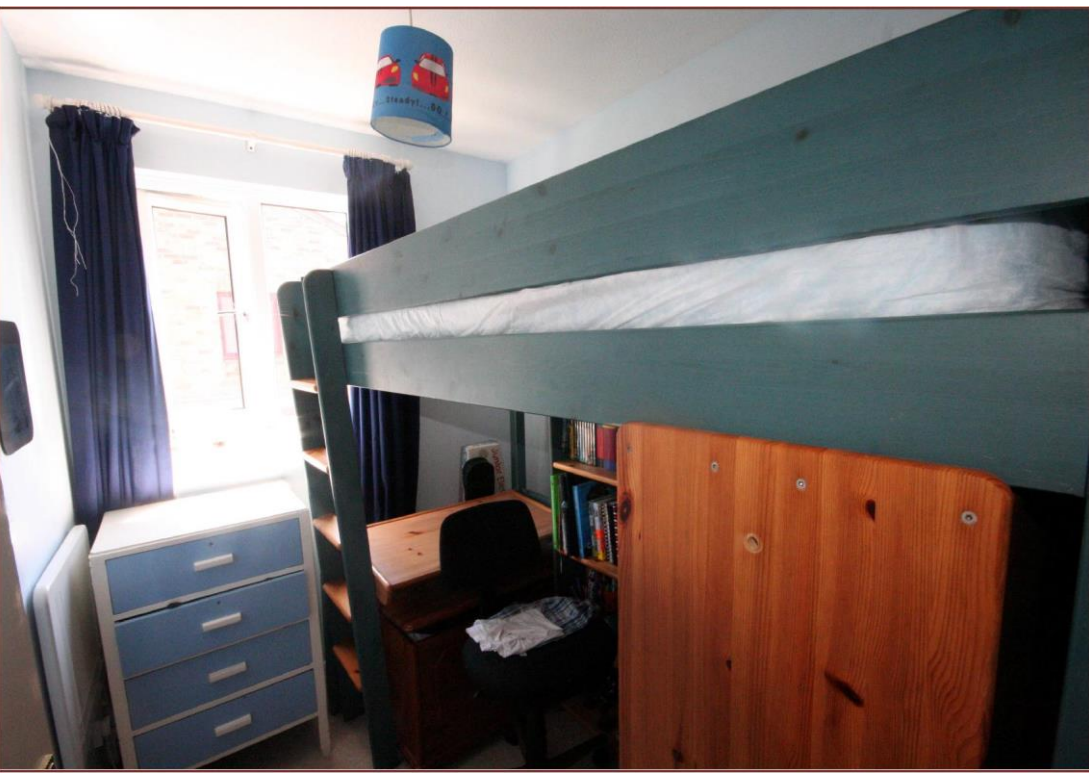
**BROADBAND/MOBILE COVERAGE:** Standard & Superfast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at 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: An 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.



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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