

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 £299,995.00 Freehold

A three bedroom mid terrace property situated in the sought after village of Padbury. The property would make an ideal first time purchase and has the benefits of Upvc double glazing throughout, a conservatory addition, re-fitted bathroom and block paved parking to the front of the property. The accommodation comprises: Entrance hall, kitchen, lounge/diner with storage cupboard, Bi-fold doors leading to the conservatory with French doors opening onto the rear garden, first floor landing, three bedrooms and a re-fitted bathroom, block paved parking, garden to rear. EPC Rating D/Council Tax Band C.



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Entrance:

Composite door to:

Entrance Hall:

Stairs rising to first floor, electric radiator, tiled floor.

Kitchen:

6' 10" X 8' 10" (2.10m X 2.70m)

Fitted to comprise; inset single drainer stainless steel sink unit with mono-bloc mixer tap, cupboard under, further range of base, drawer & eye level units, rolled edge work tops, ceramic tiling to all splash areas, free-standing two tier electric oven, extractor hood over, space for under-counter fridge, freezer, space & plumbing for washing machine, tiled floor, UPVC double glazed window to front aspect.

Lounge/Diner:

14' 1" X 12' 4" (4.30m X 3.76m)

Under stair storage cupboard, electric radiator, bi-folding doors leading to conservatory.

Conservatory:

8' 7" X 12' 9" (2.64m X 3.90m)

Brick built with Upvc double glazing, power connected, downlighters, 'Ambience' clear heat shield self cleaning glass roof, UPVC double glazed French doors to rear garden.

First Floor Landing:

Access to loft space, electric radiator, airing cupboard housing hot water tank.

Bedroom One:

11' 0" X 8' 9" (3.37m X 2.67m)

Upvc double glazed window to front aspect.

Bedroom Two:

9' 9" X 7' 10" (2.98m X 2.39m)

Upvc double glazed window to rear aspect.

Bedroom Three:

6' 6" X 7' 5" (2.00m X 2.27m)

Upvc double glazed window to rear aspect.

Bathroom:

5' 7" X 6' 4" (1.71m X 1.94m)

Re-fitted white suite of panel bath with shower over, wash basin with cupboard under, low level W.C, heated towel rail, fully tiled, UPVC double glazed frosted effect window to front.

Outside:**Front Aspect:**

Block paved parking, electric car charging point, path way leading to property entrance, out side tap.

Rear Garden:

Fully enclosed, laid mainly to lawn with slate shingle footpath, paved patio seating area.

Please Note

EPC Rating: D

Council Tax Band: C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric radiators

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).

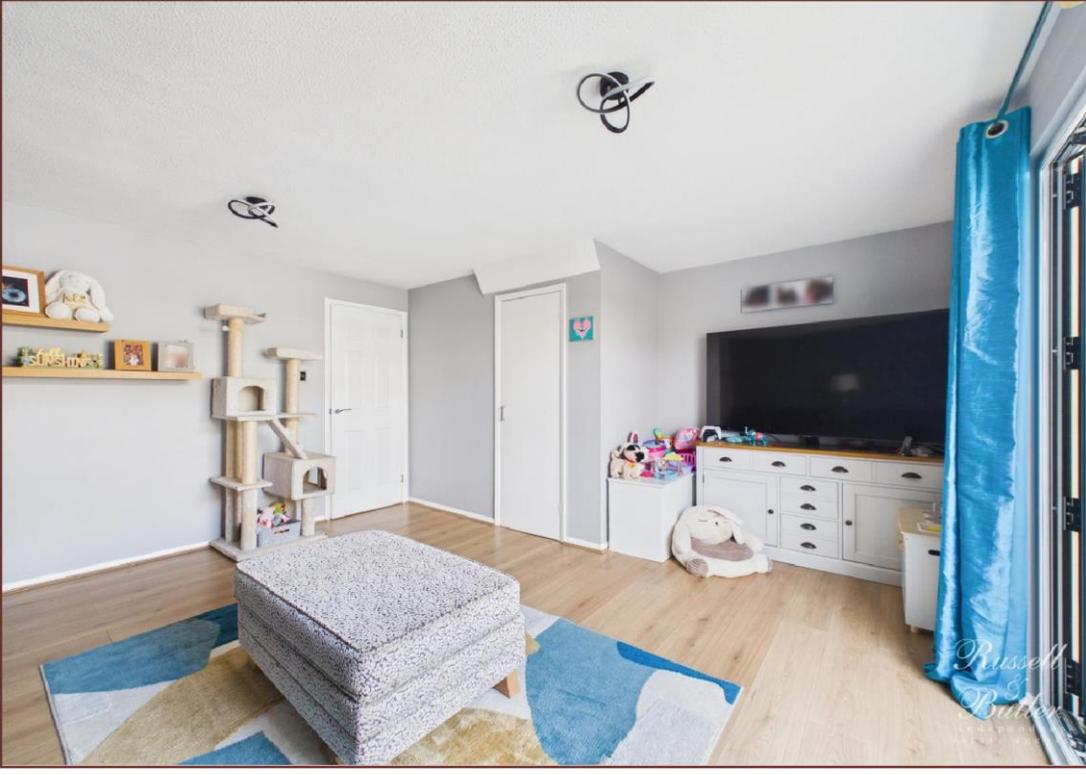
Parking: Driveway parking.

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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Approximate total area⁽¹⁾
435 ft²
40.4 m²

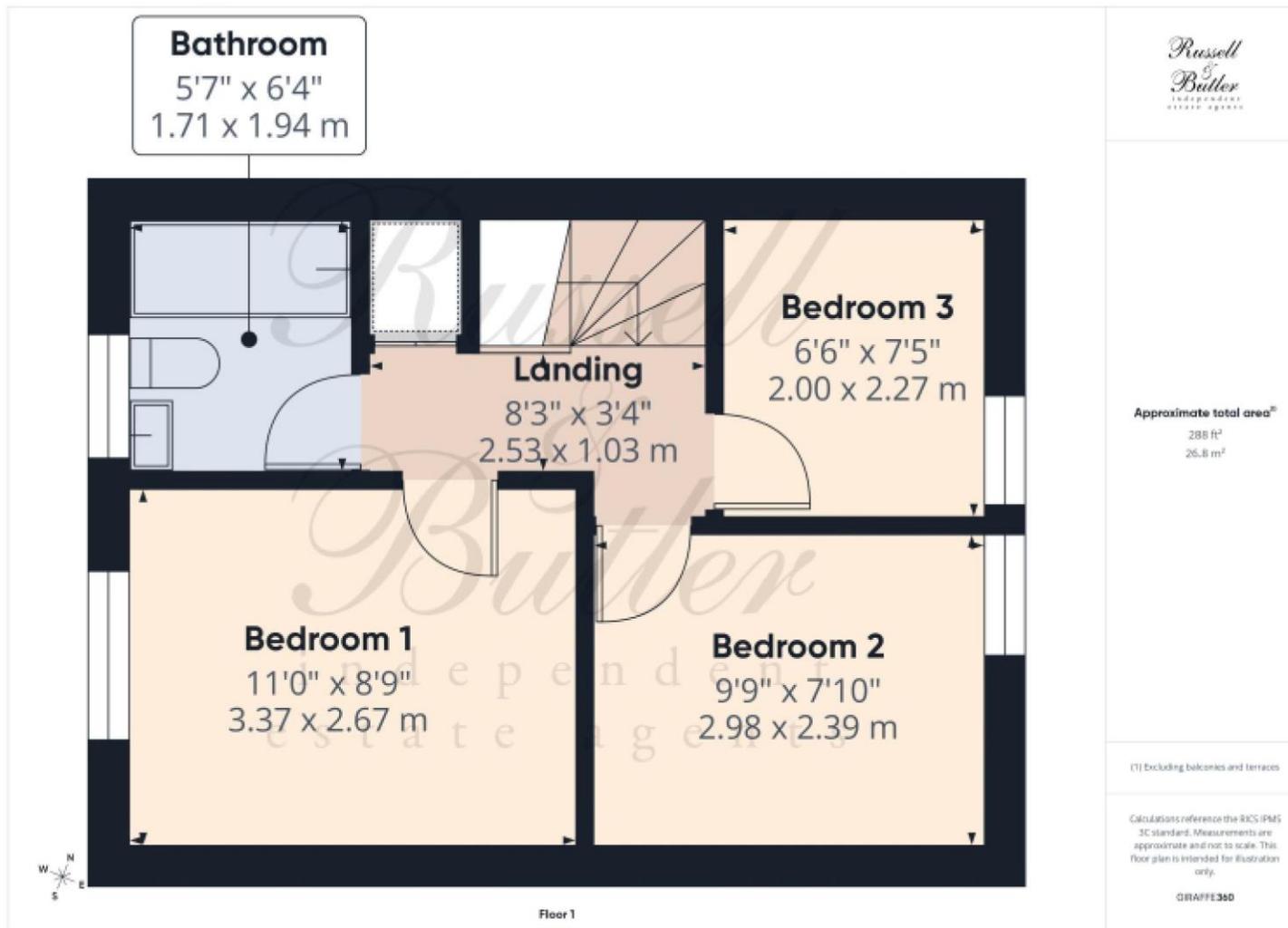
(1) Excluding balconies and terraces

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

GRAFFE360



Floor 0



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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