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# Springfields, Padbury, MK18 2AT

## Asking Price £325,000.00 Freehold

For sale with no upper chain, a good sized two double bedroom property situated in a desirable village location. The property is well situated with an open green in front and comprises a good sized entrance hall, kitchen, sitting room, lean to, conservatory, a further room which could be used as a study or work room, first floor landing, two double bedrooms and family bathroom. There is plenty of built in storage on both levels, gas to radiator central heating and Upvc double glazing (where specified). To the outside front and rear gardens and gated side access. EPC TBC. NO UPPER CHAIN.



### **Entrance**

Door to:

### **Entrance Hall**

Radiator, stairs rising to first floor, Upvc glazed (non-opening) windows.

### **Study/Workroom**

Upvc glazed (non-opening) window to front aspect, Upvc double glazed window to side aspect, radiator, open through to:

### **Kitchen**

*10' 11" X 8' 0" (3.34m plus door recess x 2.45m Max )*

A range of base and eye level units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, space for dishwasher, integrated oven and hob, extractor hood over, radiator, under stairs storage.

### **Sitting Room**

*16' 9" X 10' 5" (5.12m Max x 3.18m Max into rear of fireplace)*

Gas fire with surround, built in sideboards, Upvc double glazed window to front aspect.

### **Conservatory**

*9' 4" X 8' 2" (2.85m X 2.49m)*

Upvc double glazed, electric heater, power and light connected.

### **Lean To**

With access to rear garden.

### **First Floor Landing**

Upvc double glazed window to rear aspect, radiator.

### **Bedroom One**

*14' 10" X 9' 3" (4.54m Max to rear of built in storage x 2.82m to rear of wardrobe)*

Built in furniture, Upvc double glazed window to front aspect, Upvc double glazed window to rear aspect.

### **Bedroom Two**

*11' 1" X 9' 7" (3.39m to rear of built in wardrobe, 2.84m Min x 2.94m)*

Upvc double glazed window to front aspect, built in storage, cupboard housing gas fired boiler.

### **Family Bathroom**

White suite of bath with mixer tap and electric shower over, low level wc, wash hand basin with mixer tap, cupboard under, full height tiling, Upvc double glazed window to rear aspect, radiator.

### **Front Garden**

Laid mainly to lawn with path leading to property entrance, gated side access.

### **Rear Garden**

Laid mainly to lawn with paved and decked area, storage shed, gated side access.

### **Please Note**

Image of the open green to the front of the property does not form part of the property.

All mains services connected.

EPC rating: TBC

Council Tax Band: B

Standard/Superfast and Ultrafast broadband available.

Mobile phone coverage:

Outside EE, O2, Vodafone and Three Likely

Indoor

Vodafone Likely

Three and O2 Limited

Flood risk:

Rivers and the sea: Very low risk

Surface water: Very low risk

Measurements on floor plan are approximately due to amongst other things wall thickness etc.

These are therefore not to be relied on.

### **Mortgage Advice**

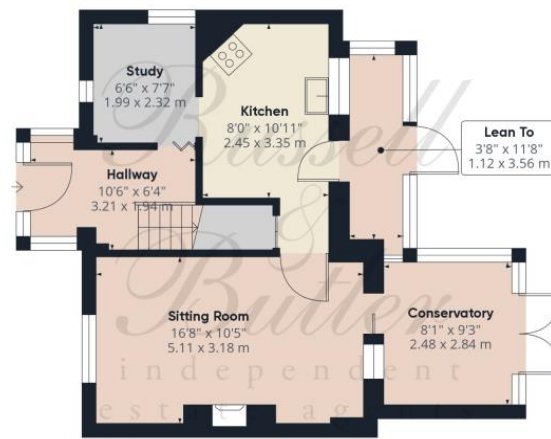
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

851.65 ft<sup>2</sup>  
79.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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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