

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 55 Randalls Croft Road

Wilton, SP2 0EY

£124,950



A charming ground floor garden maisonette, peacefully positioned with views over open farmland.

55 Randalls Croft Road offers spacious one-bedroom accommodation, being sold with vacant possession and presented in good condition throughout, while still offering potential for personalisation or further improvement.

This well-maintained home benefits from double glazing and gas central heating. The kitchen and bathroom are both well-appointed, and the property enjoys the rare advantage of its own private entrance and enclosed garden, enhancing the sense of privacy and independence.

Generous residents' off-road parking adds to the convenience of this quietly situated home.

A rare opportunity to secure a property of this type in such a tranquil setting, an early internal viewing is highly recommended.



## Directions

Proceed to Wilton town centre, turning left into South Street. Follow the road turning right into Burcombe Lane. Randalls Croft Road can be found on your left. On entering Randalls Croft Road continue up the hill proceeding straight ahead as the road bends left. Number 55 can be found in the far right hand corner.

## Front Door

**Entrance Hall/Utility Area 9'10" x 6'6" max (3m x 2m max )**

Obscure double glazed window to side aspect. Wall mounted ideal boiler, power and light. Part glazed door to:

## Hallway

Walk-in storage cupboard (1.75m x 0.8m), full height linen cupboard and telephone point.

**Open Plan Living Room/Kitchen 23'11" reducing to 15'3" x 11'9" max (7.3m reducing to 4.65m x 3.6m max )**

Living Area – Double glazed sliding doors to rear aspect, double radiator and television aerial point.

Kitchen Area – Matching wall and base units with work surface over, inset gas hob with oven under and extractor hood, space for washing machine. Inset stainless steel sink unit with mixer tap, tiled splashbacks, full height larder cupboard and double glazed window to front aspect.

**Bedroom 11'9" x 9'6" (3.6m x 2.9m )**

Double glazed window to rear aspect, radiator and built in triple wardrobe.

## Bathroom

White suite comprising WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks and obscure double glazed window.

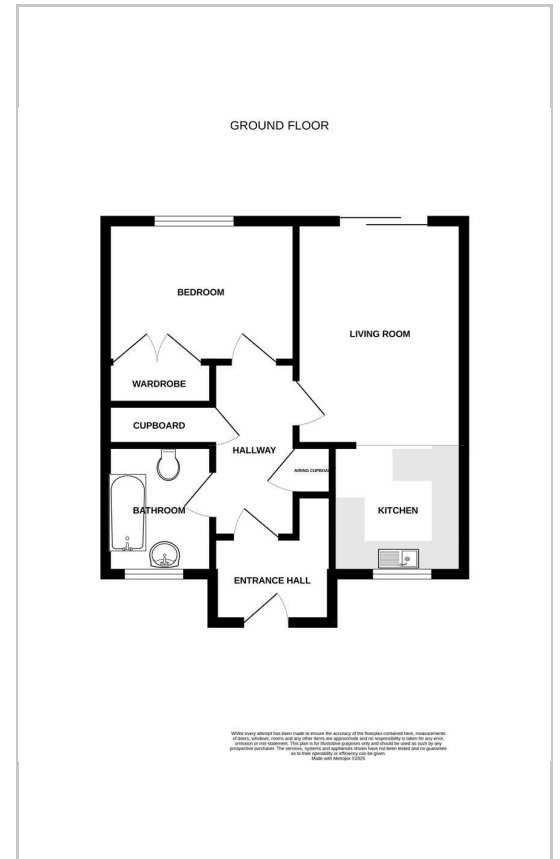
## Outside

To the front of the property is a small gravelled area and well stocked flower bed. To the rear is a lovely private garden which is well enclosed by fencing and hedgerow. Immediately outside the living room is a decked seating area, beyond is a planted area with a range of mature trees and shrubs. Gate to side

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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