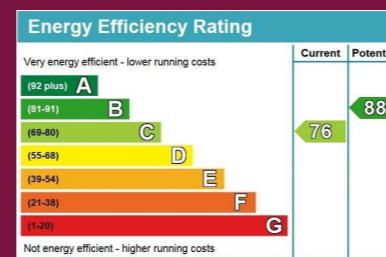




This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



34 Randall's Croft Road, Wilton
Salisbury, Wiltshire SP2 0EX

£250,000 Freehold

We are pleased to offer to market this very well presented four bedroom house located in the popular area of Wilton, convenient for a number of local amenities. The accommodation comprises of; entrance porch, entrance hallway, lounge, kitchen / dining room, downstairs cloakroom, utility room and ample storage cupboards. On the first floor the house offers four bedrooms and a family bathroom. Other benefits include; front and rear gardens, double glazing (where specified), gas central heating and is being sold with no chain. Call us now to request a viewing. **Council Tax Band C. EPC Rating C.**

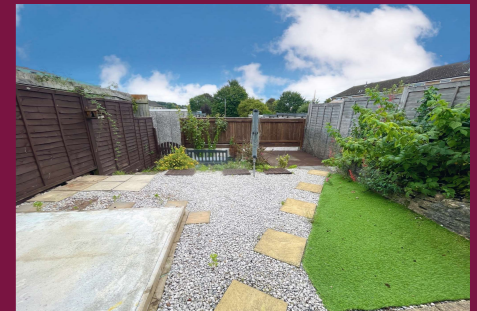
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Overview

- FOUR BEDROOM HOUSE
- SOUGHT AFTER WILTON LOCATION
- STYLISH KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- FRONT AND REAR GARDENS
- UTILITY ROOM
- SOLD WITH NO CHAIN
- VIEWING ESSENTIAL



Entrance Porch

Entrance Hall

Stairs leading to first floor, radiator, tiled floor and a number of storage cupboards

Downstairs Toilet

Low level w/c, wash hand basin, radiator, tiled flooring

Lounge 14' 6" x 10' 7" (4.42m x 3.23m)

Double glazed window to the front elevation, radiator, laminate flooring, fireplace feature surround

Kitchen / Dining Room 11' 3" x 13' 3" (3.43m x 4.04m)

Modern fitted kitchen with double glazed window to the rear aspect, modern sink unit with cupboard under further range of matching floor and wall mounted units with rolled edge work surfaces over, radiator, tiled flooring, built in double integrated oven and hob, built in dishwasher, plumbing for washing machine. Space for a dining table and chairs.

Utility Room 5' 7" x 7' 4" (1.70m x 2.24m)

Double glazed window to the side elevation, double glazed door to the rear garden, plumbing for automatic washing machine, space for double style fridge/freezer, tiled floor, worktop and wall mounted boiler.

First Floor Landing

Two storage cupboards and loft access hatch

Bedroom One 11' 1" x 10' 4" (3.38m x 3.15m)

Double glazed window to the rear elevation, radiator, laminate flooring, coved and textured ceiling.

Bedroom Two 14' 7" x 7' 6" plus door recess (4.45m x 2.29m plus door recess)

Double glazed window to the front elevation, radiator, laminate flooring.

Bedroom Three 11' 7" x 5' 6" (3.53m x 1.68m)

Double glazed window to the front elevation, radiator.

Bedroom Four 8' 5" x 5' 9" (2.57m x 1.75m)

Double glazed window to the front elevation, radiator.

Bathroom

Modern suite comprising of; double shower cubicle, low level W.C., wash hand basin, heated towel rail, double glazed window to rear elevation.

Garden

The back door of the property opens onto an undercover paved patio area in the garden with paved pathway leading to a raised sun deck area suitable for garden furniture and entertaining. Steps then lead down to a gravelled area with bedding for plants and a rear access gate.

Agents Note- Draft Copy of particulars

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.