



91 Rampart Road, Salisbury, Wiltshire, SP1 1HU

Asking Price £245,000 Freehold

A recently redecorated and carpeted character town house just outside the ring road.

Directions

From our office proceed south and bear left into Blue Boar Row. Bear right into Brown Street. At the traffic lights turn left into Milford Street. Turn left after the bridge into Rampart Road where the property will be seen on the right hand side.

Description

Situated within easy walking distance of the city centre with all its facilities, a character townhouse with red brick elevations under a tiled roof, which has recently been redecorated and re-carpeted throughout. The accommodation consists of entrance hall, sitting room, dining room, kitchen, two double bedrooms and a bathroom. There is a courtyard garden with rear pedestrian access, gas central heating via radiators, and double glazed windows. Offered with vacant possession and recommended for an early viewing.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance Hall

Stairs to first floor.

Sitting Room 12'5" x 10'1" (3.80 x 3.08)

Bay window to front elevation, stone fireplace (currently blocked up), cupboard with consumer unit.

Dining Room 12'10" x 10'7" (3.93 x 3.24)

Chimney breast with fitted shelves to side.

Kitchen 11'5" x 9'1" (3.50 x 2.78)

Range of work surfaces with double drainer, single bowl sink unit, four ring gas hob with cooker hood over, built-in oven, base and wall mounted cupboards and drawers, space and plumbing for washing machine, further appliance space, wall mounted boiler for central heating, part-tiled walls, understairs cupboard, door to garden.

First Floor

Landing.

Bedroom One 12'4" x 13'6" (3.77 x 4.13)

Twin windows to front elevation with Cathedral views, panelled ceiling.

Bedroom Two 12'1" x 8'2" (3.69 x 2.50)

Bathroom 10'0" x 8'6" (3.05 x 2.61)

Panelled bath with mixer taps, electric shower over with glass screen, period wash hand basin, cupboard housing lagged hot water tank and immersion heater.

Outside

The property sits behind a low wall with wrought iron railings leading to a gravelled area. Steps lead up to front door. The kitchen door leads to a gravelled pathway which in turn leads to a walled and paved courtyard area to the rear. A wooden pedestrian access gate leads to Hillview Road.

Services

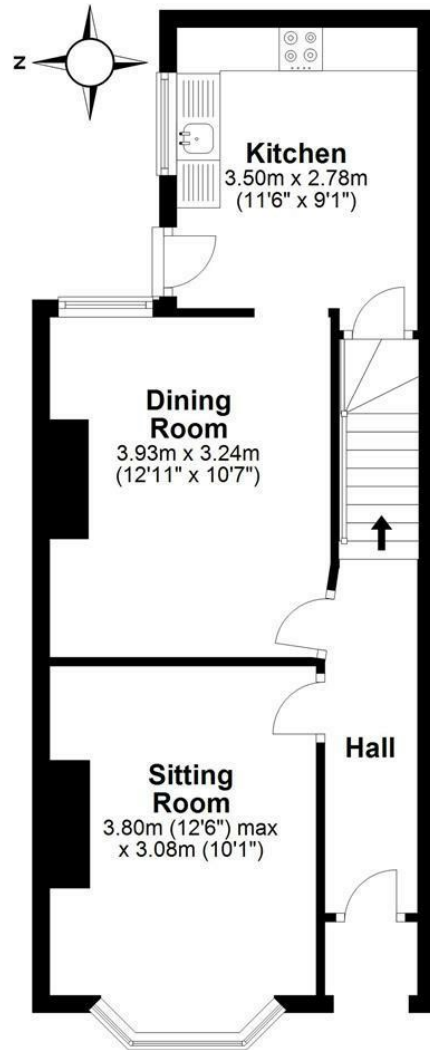
All main services are connected to the property.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2022/2023 payable to Wiltshire Council is £1948.28.

Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 82.9 sq. metres (892.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		77
	56	
England & Wales		EU Directive 2002/91/EC

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