



109 Rampart Road, Salisbury, Wiltshire, SP1 1HZ

Guide Price £220,000



A charming, characterful cottage situated just outside the ring road but still within easy walking distance of the city centre and local Co-op store.

Description

A charming, characterful cottage situated just outside the ring road but still within easy walking distance of the city centre and local Co-op store. Set off a raised walkway, you enter the cottage via a front lobby which leads into the light sitting room and from there to the kitchen/breakfast room. The bathroom is downstairs accessed of a rear lobby. Upstairs are two double bedrooms. Off the main bedroom is a useful space that could be used as a home office, craft room or just storage. From the main bedroom there is a fantastic view of the Cathedral. The good sized rear garden is, ideal for sitting, gardening and vegetable growing. Gas central heating is by radiators and the windows are double glazed. Ideal for first time buyers or investors.

Front Lobby

Door to Sitting room.

Sitting Room

Stairs to first floor with deep understairs storage cupboard. Folding door to:

Kitchen/Breakfast Room

Work surfaces with base and wall mounted cupboards and drawers, inset single drainer sink with mixer tap over, built in oven, 4 ring gas hob, extractor hood, space and plumbing for washing machine, door to:

Rear Lobby

Door to garden.

Bathroom

White suite of panel bath, low level wc and wash basin.

First floor Landing

Bedroom one

Door leads to a separate area with window, suitable either as storage or as a small home office/craft room. Hatch to loft space.

Bedroom Two

Airing cupboard housing wall mounted gas boiler for central heating and hot water.

Outside

Steps lead up to a good sized garden with several levels. Gravel sitting area, lawn and raised beds, all enclosed by timber fencing.

Services

All mains services are connected.

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Directions

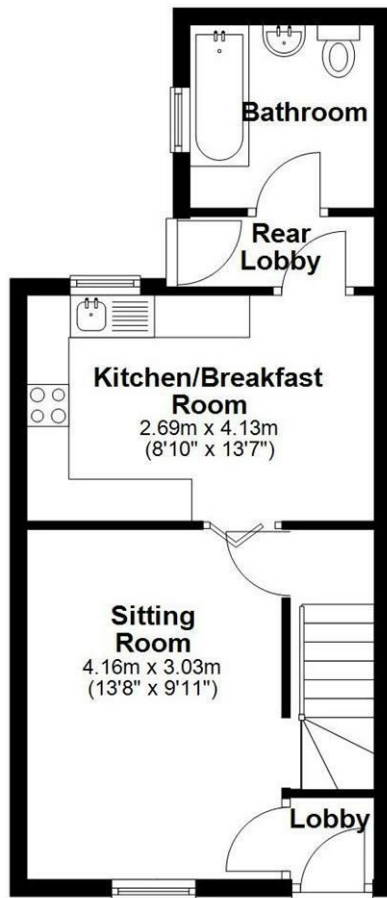
From our office proceed south and bear left into Blue Boar Row. Bear right into Brown Street. Proceed under the bridge and turn left at the traffic lights into Rampart Road.

WHAT3WORDS

What3Words reference is: [///anyway.hints.backed](#)

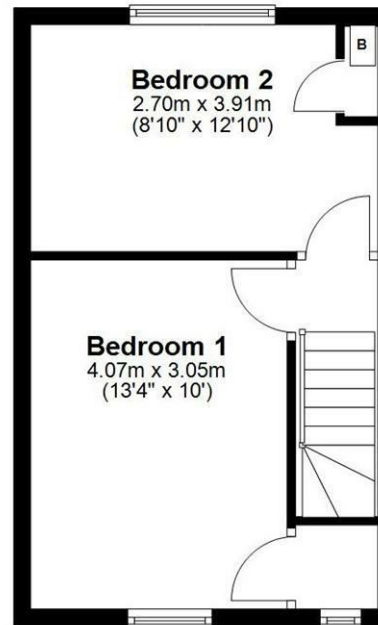
Ground Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 64.5 sq. metres (694.1 sq. feet)



WHITES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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		

