



**Connells**

Rampart Road  
Salisbury



## Property Description

Offering to the market, this Grade 2 Listed mid-terraced property in Rampart Road, Salisbury. The property which is ideal for renovation, has a lounge and kitchen/breakfast room on the ground floor. On the first floor are a bedroom, bathroom & separate shower room. There is another bedroom on the second floor. To the rear of the property is an enclosed courtyard garden with a covered store and WC. Rampart Road is located just outside the ring road and is within walking distance to the city centre.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

10' 7" max x 10' 1" ( 3.23m max x 3.07m )

Entrance door, window front aspect

## Kitchen/Breakfast Room

10' 8" max x 10' 8" max ( 3.25m max x 3.25m max )

Comprising wall & base units with work surfaces above, stainless steel sink drainer with mixer tap, space for cooker, space for fridge freezer. Window rear aspect, door to courtyard, stairs to first floor

## Landing

Doors to bedroom, bathroom and shower room, stairs to second floor.

## Bedroom One

10' 8" max x 10' 1" ( 3.25m max x 3.07m )

Built in cupboard, window front aspect.

## Bathroom

Comprising panel enclosed bath, pedestal wash hand basin, WC. Window front aspect.

## Shower Room

Shower cubicle, heated towel radiator

## Second Floor

### Bedroom Two

10' 9" x 9' 3" ( 3.28m x 2.82m )

Window front aspect

### Outside

### Courtyard

Rear courtyard garden, enclosed by fencing and having concrete floor. Covered store and outside WC.

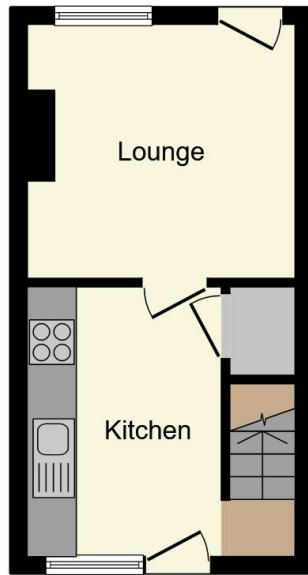
### Parking

Residents permit parking Zone E - permits available from Wiltshire Council

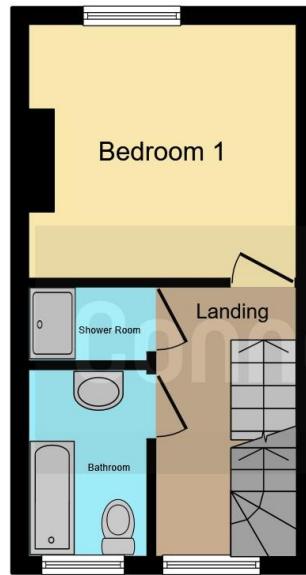








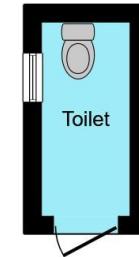
**Ground Floor**



**First Floor**



**Second Floor**



**Garden WC**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL308147](http://connells.co.uk/Property/SAL308147)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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