



## 29 Rampart Road

Salisbury, SP1 2LU

£300,000



A truly outstanding two bedroom home which can only be appreciated by an internal viewing. 29 Rampart Road is a beautifully presented property which has been greatly enhanced by its current owners with a number of stand out features. The house comprises a lovely semi-open plan living space, kitchen, two double bedrooms and two beautifully appointed bathrooms. The rear garden has been landscaped resulting in a lovely low-maintenance space with a summer house/shed. 29 Rampart Road has lovely sash style double glazing and gas heating (recently refitted combination boiler). The house also benefits from a fantastic view toward Salisbury Cathedral from the front bedroom and sits within easy walking distance of the city centre. This is a particularly rare opportunity to acquire such a quality city base.



## Directions

Proceed to Milford Street turning right at the traffic lights into Rampart Road, Number 29 can be found on the left hand side.

## Part Glazed Front Door to:

### Sitting Room 12'0" x 14'7" (3.66m x 4.45m)

Double glazed sash window to front. Fireplace recess with built in storage either side. Column radiator and stripped floorboards. Open plan stairs.

### Dining Room 11'3" x 12'0" (3.45m x 3.66m)

Full range of fitted understair cupboards. Part glazed door to rear. Column radiators. Feature fireplace with painted surround. Exposed floorboards.

### Kitchen 10'0" x 6'0" (3.07m x 1.83m)

Painted wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap. Space for cooker, plumbing and space for washing machine and slimline dishwasher. Double glazed window to side.

## Bathroom

White concealed cistern WC, vanity basin with panelled bath with shower over. Tiled splashbacks and floor. Heated towel rail, underfloor heating, extractor fan and automated ceiling rooflight. Ceiling spotlights.

### Bedroom One 11'8" x 12'0" (3.56m x 3.66m)

Double glazed sliding sash window to front with lovely view of Salisbury Cathedral. Four built in wardrobes with high level cupboards. Cast iron fireplace, stripped floorboards, column radiator and loft access.

### Bedroom Two 11'8" x 12'0" (3.58m x 3.66m)

Sash window to rear. Fitted wardrobes. Feature fireplace. Column radiator.

## Bathroom

Walk-in shower, oversize vanity basin with monoblock mixer and concealed cistern WC. Tiled splashbacks and floor. Heated towel rail, twin Velux windows. Underfloor heating. Full height cupboard housing Ideal gas boiler. Rainfall head/hand control. Ceiling spotlights.

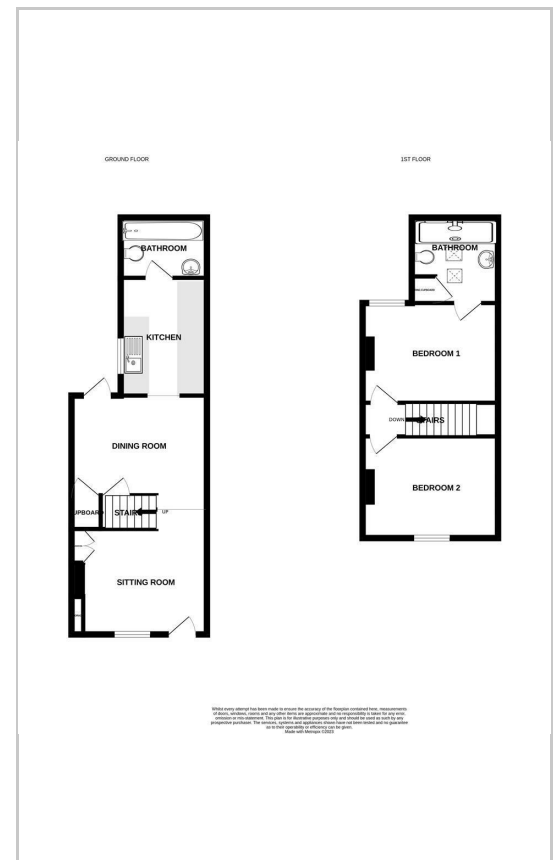
## Outside

To the front of the house is a small front garden laid to slate chippings enclosed by picket fence. Path to front door. The rear garden can only be truly appreciated in person. Immediately outside the rear door is a small paved area with outside light and tap. Steps lead up to the main area of garden which is cleverly enclosed by a combination of wooden fencing and K-rendered raised flower beds which have been well planted with bamboo. The garden is tiled over two levels with built in bench seat. To the far end of the garden is a lovely summer house with double glazed doors to the front, power and light. On one side of the summerhouse is a concealed storage shed.

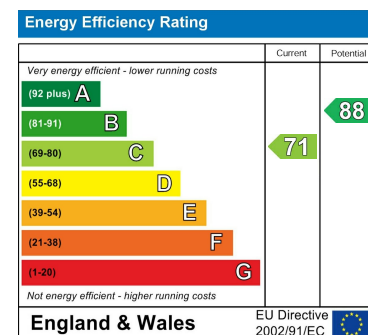
## Area Map



## Floor Plans



## Energy Efficiency Graph



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