



Winkworth
FOR SALE
01722 443000
winkworth.co.uk/sold

Winkworth

RAMPART ROAD, WILTSHIRE, SP1 2LU
£265,000 FREEHOLD



RAMPART ROAD, WILTSHIRE, SP12LU

Charming, mid-terrace home over three floors with rear garden and views of Salisbury Cathedral.

A period property this terraced cottage style house has mellow brick elevations beneath a tile roof and is set out over three floors. The accommodation, benefiting from gas fired boiler and radiator heating and double-glazed windows comprises, on the ground floor, an entrance lobby, open plan sitting and dining rooms with a kitchen beyond. The first-floor landing leads to a double and a single bedroom and the family bathroom whilst a door conceals a further staircase to a loft room above. Outside there is residents permit parking on street and a small front garden space. There is a split-level rear garden with combined concrete, gravel and lawned areas. An outside store houses a utility space and there is a timber garden shed.

AT A GLANCE

Kitchen
Sitting room
Dining area
Two bedrooms
Loft room
Family bathroom

Outside store
Gardens

Permit parking



LOCATION

Rampart Road can be found off Milford Hill Road adjacent to Salisbury's ring road and within a short walk of Salisbury College, Churchill Gardens and a short distance from the city centre either through to St Anne Street via a subway beneath the ring road or back down along Milford Street.

Salisbury is a cathedral city with mainline rail connections to London and the south-west and excellent road links on major roads. The city has excellent shopping facilities including supermarkets and independent and brand name stores. There is a selection of schools in the private and state systems both at junior and senior levels and the boys' and girls' grammar schools have recently been noted within the top ten in the country. Leisure facilities include a variety of sports clubs and the Five Rivers leisure centre. There is a wide selection of restaurants and diners, two multi-screen cinemas and two theatres. Twice weekly markets are held in the delightful central Square and many events are also held there throughout the year.

DIRECTIONS

What3Words - strain.humid.silk

From our office proceed south and bear left onto Blue Boar Row, take the next turning right onto Brown Street. At the traffic lights turn left onto Milford Street. Turn right after passing under the the bridge onto Rampart Road where the property will be seen on the left-hand side, indicated by a Winkworth For Sale board.

Council Tax Band C

EPC Band D

Gas central heating and double glazing

Mains drainage

Ultrafast broadband available.

EE good inside good outside.

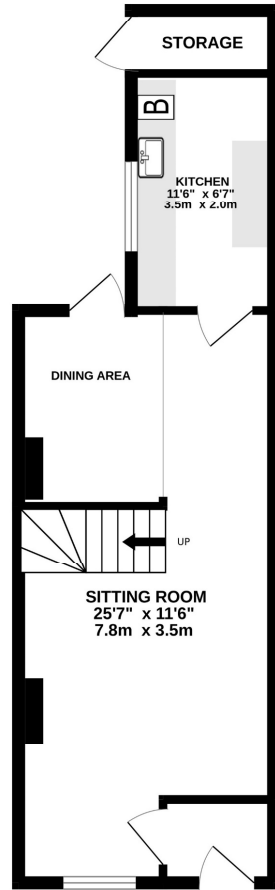
O2 variable inside good outside.

Three good inside good outside.

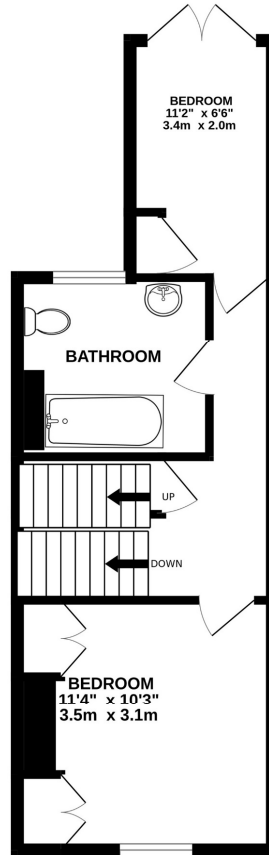
Vodafone variable inside good outside.



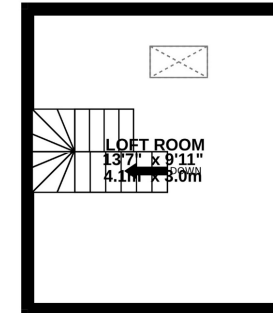
GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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