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WHITES

29 Braemar Rise, Salisbury, Wiltshire, SP1 3QD

£230,000 Leasehold

About The Property

The property is a spacious and extended two bedroom ground floor maisonette with a large south facing garden and garage/store. Some updating is required and it is offered to the market with no onward chain.

The accommodation comprises an entrance porch which has a storage area and the hallway leads to all the rooms. The sitting room has a stone fireplace with an inset electric fire and there is fitted shelving. The room has been extended and has lovely garden views with patio doors leading out in to the garden.

The kitchen/dining room has a range of base and wall units and an integrated electric oven with space for a fridge/freezer, washing machine and a slimline dishwasher. There is a breakfast bar and again the room has been extended to provide space for a table and chairs with a door leading to the garden.

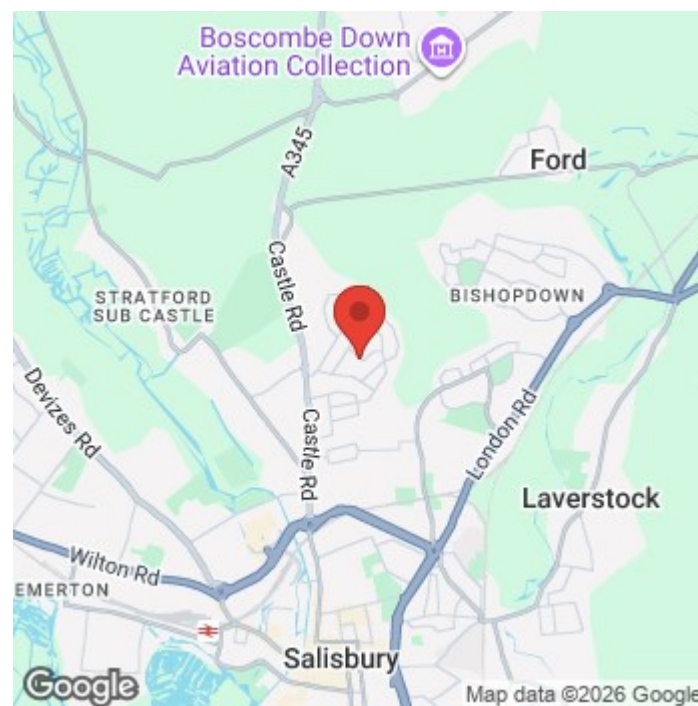
There are two double bedrooms and a bathroom with a three piece suite. Benefits include PVCu double glazing throughout and electric heating.

The gardens are a particular feature of the property. To the front there is a low maintenance garden with a path to the front door and in to the rear garden. This is lawned with a raised gravelled seating area, two timber sheds and a greenhouse. Behind the garden is a further area which is accessed by a nearby shared track, where there is a garage/store.

Braemar Rise is an established and popular residential area on the north side of the city and there is a useful Co-op store on the nearby Castle Road.



- Extended ground floor maisonette
- Two bedrooms
- Sitting room
- Kitchen/dining room
- Bathroom
- PVCu DG & electric heating
- South facing garden
- Garage/store
- Updating required
- No chain





Further Information

Local authority: Wiltshire Council

Council Tax: B - £2160.35 (2026/2027)

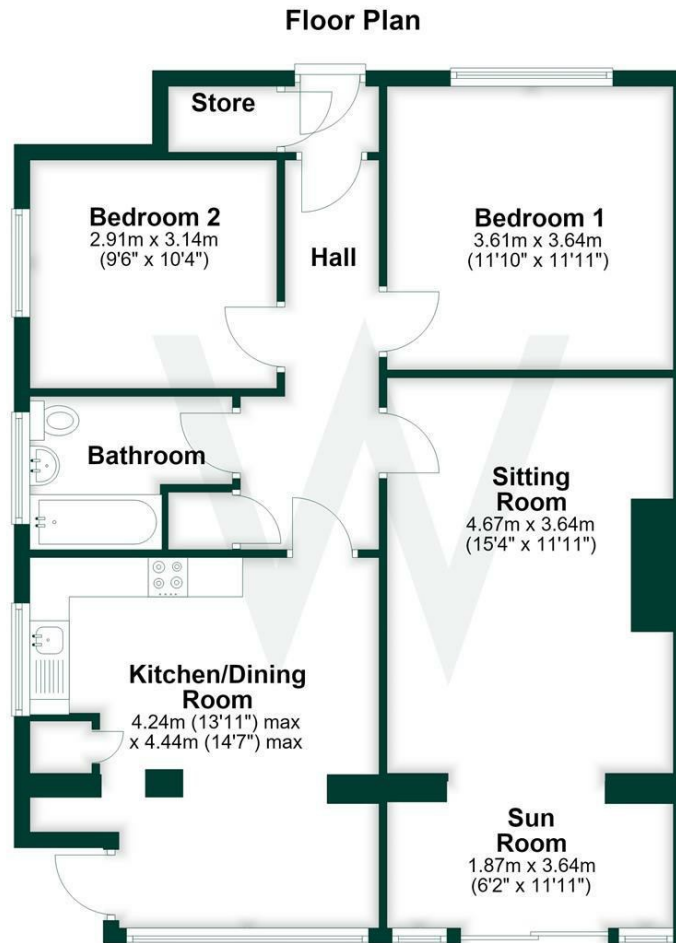
Tenure: Leasehold

Tenure Details: Leasehold with a 999 year lease from 1959. Each property is responsible for their own buildings insurance. There is no service charge and no ground rent, other than one red rose per year.
Services: Mains electricity, water and drainage.

Heating: Electric heating

Directions: From our offices in Castle Street proceed away from the city centre and at the roundabout continue in to Castle Road. At the mini roundabout turn right in to St Francis Road and then first left in to Sunnyhill Road. At the top of the hill turn right in to Braemar Rise and then take the next right. The property can be found on the left hand side.

What3words:///shifters.bidder.treetop



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	