



24 TOLLGATE ROAD, SALISBURY SP1 2HZ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



24 TOLLGATE ROAD, SALISBURY SP1 2HZ

PRICE GUIDE: £269,500

24 Tollgate Road is a characterful Edwardian mid-terrace town house conveniently located within walking distance of the city centre and the Wiltshire College & University Centre.

Offered for sale in good order throughout, accommodation is well proportioned, fully double glazed and centrally heated via a mains gas fired boiler to radiators. There are two separate reception rooms, the kitchen is a good size which is well equipped with an integrated fridge and dishwasher, an adjoining double glazed lean/utility which provides useful storage and leads out to the rear.

The first floor offers two excellent double bedrooms with a good amount of storage and a large family bathroom. The loft is partially boarded with lighting.

The property has a street front location abutting the pedestrian footpath. To the rear, via a pedestrian access and gateway, is a sunny courtyard garden with a southerly aspect. There are three brick built garden stores; one of which houses the gas boiler.

LOCATION: Tollgate Road is a hugely convenient location within easy reach of the city centre and the Southampton Road/A36. The city centre is a short walk from the property. The attractive cathedral city of Salisbury has extensive shopping facilities, a thriving, twice weekly market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36), and Bournemouth (A338) and the mainline railway station, within walking distance, serves London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From Salisbury city centre proceed along Milford Street under the Churchill Way East by pass, turning right at the traffic lights into Rampart Road. Follow Rampart Road which leads into Tollgate Road, number 24 will be found on the right hand side clearly identified by the Baxters For Sale sign.



24 Tollgate Road Salisbury SP12HZ

Approximate Gross Internal Area = 875 sq ft - 81 sq m

Store Area = 24 sq ft - 2 sq m

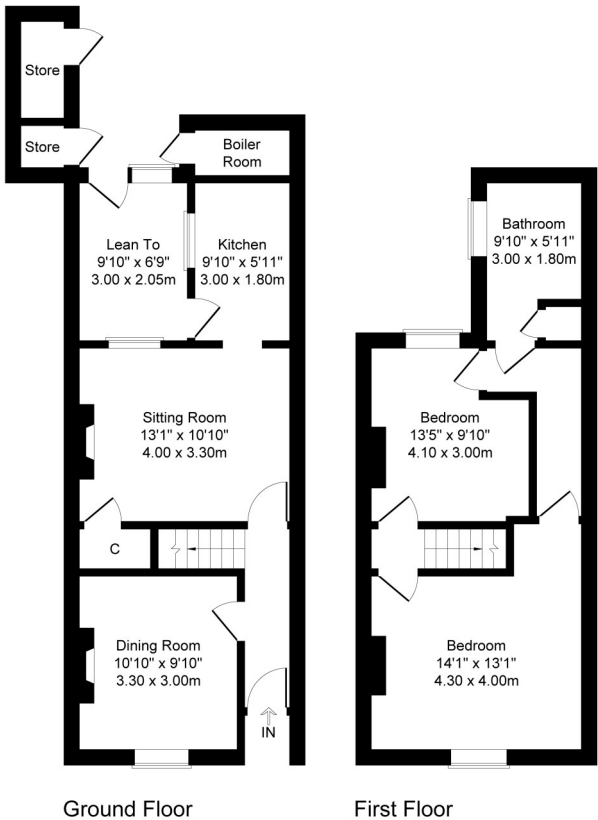


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,468.97 for year 2026/2027. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10831.

