



40 Tollgate Road, Salisbury, Wiltshire, SP1 2HZ

Guide Price £250,000 Freehold

**A character, end of terrace home with spacious rooms and a south-facing garden, now in need of some updating.**

### **Directions**

From our office proceed south, turning left into Blue Boar Row. Bear left into Brown Street. At the traffic lights, turn left into Milford Street. At the traffic lights turn right into Rampart Road and continue into Tollgate Road. No. 40 will be found on the right hand side at the pinch point.

### **Description**

The property is a character house dating from the turn of the last century, which has the benefit of gas central heating and PVCu double glazing. The rooms are all spacious and there is a part-walled, south-facing rear garden with separate outside access. On the ground floor there is a sitting room, a dining room and kitchen/breakfast room. On the first floor there are two double bedrooms, a single bedroom and a recently refitted bathroom. The property is generally in need of updating and there is no forward chain.

### **Entrance Hall**

Stairs to first floor.

### **Sitting Room**

Fireplace with ornamental surround, cupboards to either side, picture rail, dado rail.

### **Dining Room**

Fireplace opening, picture rail, deep understairs storage cupboard, double doors to:

### **Kitchen/Breakfast Room**

Double doors to garden, work surfaces with inset one-and-half bowl sink unit with mixer tap over, built-in oven, gas hob with cooker hood over, base and wall mounted cupboards and drawers, space and plumbing for washing machine, further appliance space.

### **First Floor - Landing**

#### **Bedroom One**

Cast iron fireplace with shelves to side, picture rail.

#### **Bedroom Two**

Cupboard housing gas fired boiler for central heating and hot water, programmer. The loft hatch is located within the boiler cupboard. Picture rail.

### **Bedroom Three**

#### **Shower Room**

Shower cubicle with electric shower and sliding glass screen, low level WC with concealed cistern, wash hand basin with cupboards below.

### **Outside**

The rear garden has a southerly aspect and is laid to paving, with storage shed, all enclosed by brick walls and timber fencing, shrubs and climbing plants, rear pedestrian access.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.


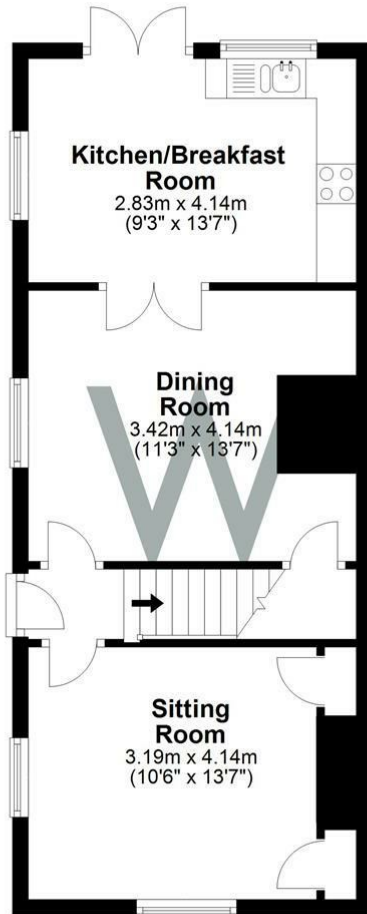
### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

### **WHAT3WORDS**

What3Words reference is: [///club.swaps.power](https://www.what3words.com/club.swaps.power)

**Ground Floor**  
Approx. 44.0 sq. metres (473.5 sq. feet)

**First Floor**  
Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 88.3 sq. metres (950.4 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	