36 The Beeches, Tollgate Road, Salisbury, Wiltshire, SP1 2JH

£235,000 Freehold

About The Property

Really good first time buyers or investors property, quietly situated on the edge of the city and offered with no onward chain.

The property is situated behind a small front garden area which is gravelled for easy maintenance with a small area of lawn, flowers and shrubs. There is a path to the front door and a further path offering side pedestrian access to the rear garden.

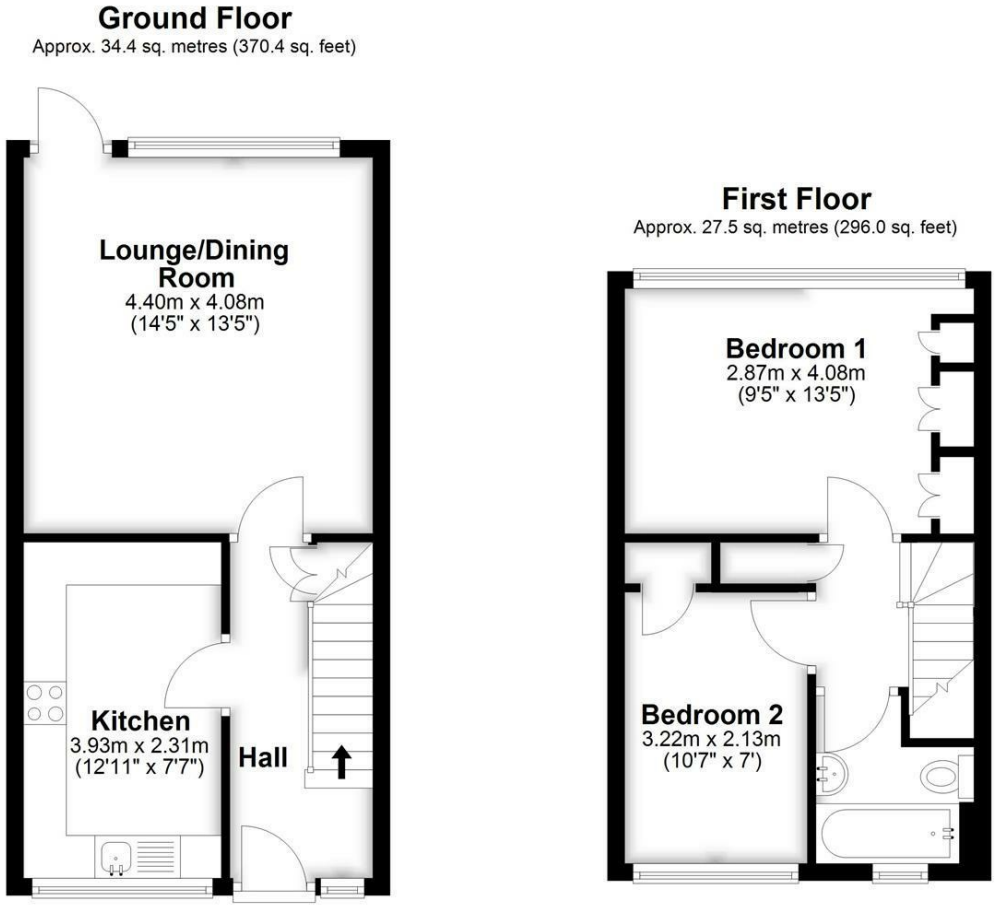
The front door opens into the hallway with stairs to first floor with understairs cupboard and wood effect laminate flooring. The kitchen has work surfaces to three sides with base and wall mounted cupboards and drawers, stainless steel sink unit, cooker, space and plumbing for washing machine, further appliance space, gas boiler for heating and hot water, full width window to front. The lounge/dining room has been extended and now makes for a really spacious room with door to garden, wood effect flooring and picture window to side.

On the first floor, the landing has a shelved airing cupboard with lagged hot water tank and immersion heater and a hatch to the insulated loft with ladder and light. The main bedroom has a full width window to rear and a terrific range of fitted wardrobes. The second bedroom also has a built in wardrobe. The bathroom has a white suite together with a thermostatic shower and extractor fan.

The rear garden is paved for easy maintenance with gravelled edgings, shrubs and enclosed by walling and timber fencing.

2 | 1 | 1 | 666.40 sq ft

- Semi-detached house
- Ideal first purchase
- Two bedrooms
- Lounge/dining room
- Easy maintenance garden
- Allocated car port parking
- Gas central heating
- Double glazing
- Good order throughout
- No onward chain



Total area: approx. 61.9 sq. metres (666.4 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

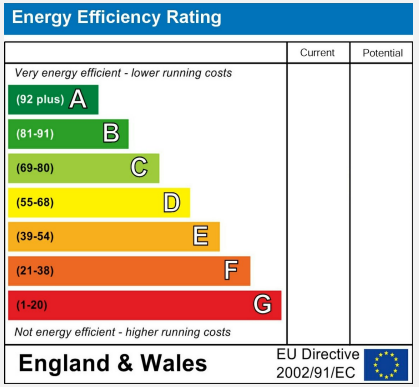
Tenure: Freehold

Services: All main services are connected.

Heating: Gas central heating by radiators.

Directions: From our office in Castle Street proceed south, bearing left into Blue Boar Row and then right into Brown Street. At the traffic lights turn left into Milford Street, proceed under the flyover and immediately turn right into Rampart Road. Follow the road into Tollgate Road where The Beeches is third on the left. No. 36 will be found on the right hand side.

What3Words: ///them.lifts.chat



WHITES

01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP