



Jordan & Mason
For Sale
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104 Tollgate Road, Salisbury, Wiltshire, SP1 2JW

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£295,000 Freehold

Brief Property Description

The property is an attractive and well presented three bedroom period house which is situated within close proximity to local facilities. The property is classic of its period with two generous reception rooms, extended kitchen/breakfast room well suited to family living. The first floor has a similar style and sense of space with three well proportioned bedrooms and a well appointed shower room. The property has PVCu double glazing (in timber effect), gas central heating and modern decoration themes. Viewing of this property is recommended.

The Location and nearby Facilities

The property is situated within an extremely convenient location for local amenities and with direct access to the inner ring road via an attractive walk. (through St Martin's Church and its tree-lined avenue) Churchill Gardens can be found within about a hundred yards and this wonderful park hosts the city's Park Run and adjoins the banks of the River Avon with various tributaries creating a wonderful atmosphere that is revered by families, dog walkers and outdoor enthusiasts alike. The nearby Southampton road has a whole host of shopping and recreational facilities. The nearby Tollgate stores provides more local facility and there are a choice of public houses and access to the inner ring road nearby.



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Directional note:

Leave Salisbury via Milford Street and at the crossroads turn right into Rampart Road. Continue along this road for around 500 yards as it bears left and then right into Tollgate Road, the property can be found towards the bottom end of Tollgate Road on the right-hand side.

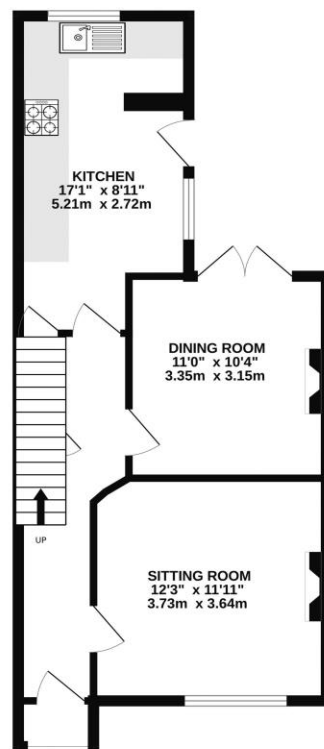
Council Tax Band: C

Property reference: 00002556

Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.
Made with Metropax C2023



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Here to help....

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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)