



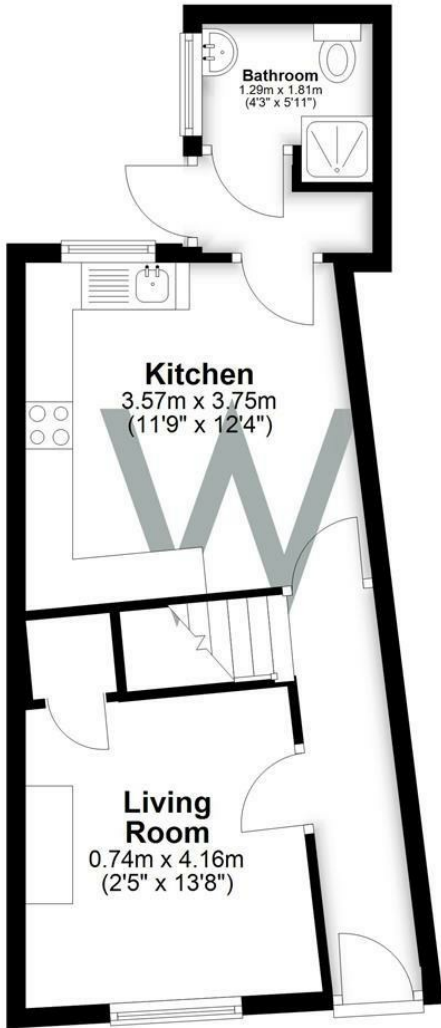
16 Tollgate Road, Salisbury, Wiltshire, SP1 2HZ

£1,250 PCM

This is a tastefully modernized terraced three-bedroom property located within walking distance of the city center. The property features a well-proportioned lounge/dining room with a decorative fireplace. There is a large walk-in cupboard accessed from the lounge, a modern kitchen with a ceramic hob and electric oven, and a family shower room and utility cupboard at the rear of the ground floor with a door leading out to the garden area. The upstairs accommodation is split across two floors, with a large bedroom at the front, a secondary spacious bedroom with a large ensuite (which is currently used as an upstairs lounge area) on the middle floor, and the third bedroom on the second floor. The property also has a nice-sized patio garden at the rear.

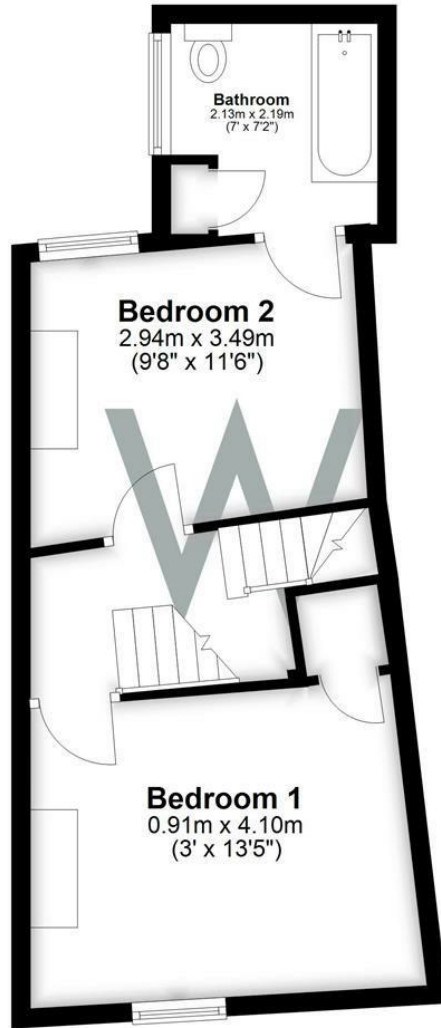
Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Second Floor

Approx. 16.9 sq. metres (182.4 sq. feet)



Total area: approx. 85.6 sq. metres (921.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WHITES
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