



47 Belle Vue Road, Salisbury, Wiltshire, SP1 3YD

£525,000 Freehold

A character three bedroom terraced house with a detached garage in a prime city centre location.

Description

A well presented three bedroom terraced house that has been refurbished by the present owner to an excellent standard. The improvements include a new kitchen and bathroom, replumbing and rewiring together with redecoration throughout. Unusually for a city centre property, there is also the added benefit of a large single garage. The accommodation comprises an entrance hallway which opens through to a dining room. There is a sitting room with an attractive bay window and both reception rooms have original glass fronted display units. There is a kitchen/breakfast room with a range cooker and the breakfast area has French doors leading out on to the westerly facing garden. On the first floor are three double bedrooms and a family bathroom. There is a small area of garden to the front and the rear garden has been landscaped and laid to lawn and patio with access in to the rear of the garage. Belle Vue Road lies inside the ring road within easy walking distance of the city centre and amenities including the railway station and the Waitrose store.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance Hall

Inset porch with part glazed front door, stairs to first floor, radiator, through to dining room, door to;

Sitting Room 11'10" plus bay x 11'5" (3.61m plus bay x 3.48m)

Bay window to front, radiator, built in dresser with glass fronted display shelving and cupboard under, fireplace with timber surround and mantel with tiled hearth, vinyl floor.

Dining Room 15'7" x 11'0" (4.77m x 3.37m)

French doors to rear, wood laminate floor, radiator, fireplace with timber surround and mantel with cast iron grate, glass fronted display shelves with cupboard under, stairs with storage under, wall mounted thermostat, door to;

Kitchen/Breakfast Room 21'0" x 9'6" (6.42m x 2.90m)

Fitted with base and wall units with work surfaces over, sink and drainer under window to side, space/plumbing for washing machine and dishwasher, space for fridge/freezer, integrated electric double oven and grill with five ring gas hob and extractor over, space for table/chairs, French doors to rear and window to side, wall mounted Worcester gas fired boiler, inset spotlights.

First Floor - Landing

Linen cupboard with shelving and radiator, fitted storage cupboard with shelving, loft access.

Bedroom One 15'7" x 11'11" (4.77m x 3.65m)

Two windows to front, fitted wardrobe with hanging rail and shelving, radiator.

Bedroom Two 12'4" x 9'9" (3.78m x 2.98m)

Window to rear, radiator, fitted single wardrobe.

Bedroom Three 10'10" x 10'2" (3.32m x 3.12m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen with rainfall shower head, heated towel rail, majority tiled walls, obscure glazed window to side.

Outside

The front garden is paved with a tiled path. The westerly facing rear garden has a patio and lawn with a well stocked border and an outside tap and light. There is a rear gate providing access back on to Belle Vue Road. There is a rear door in to the garage.

Garage 24'10" x 10'5" max 8'0" min (7.58m x 3.18m max 2.45m min)

Pitched, tiled roof, up and over door and personal door in to rear garden.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36.

Directions

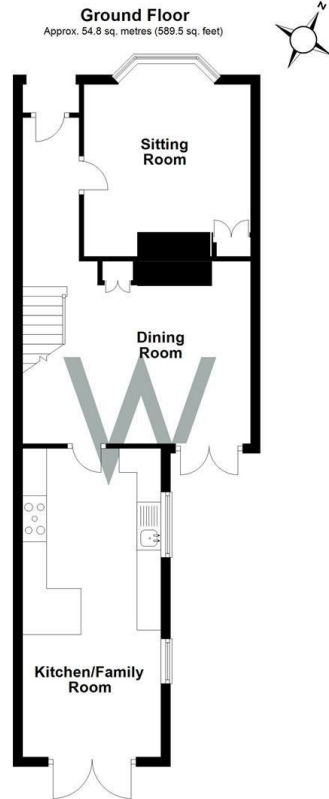
From our offices in Castle Street proceed away from the city centre and turn right in to Wyndham Road. Proceed up the hill turning right in to Swaynes Close. Bear right in to Belle Vue Road and follow the road around to the left and the property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: ///mats.stop.chop

Agents note

In accordance with Section 29 of the 1973 Estate Agent's Act, a personal interest is declared.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(55-68) D		
(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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