



2 Belgrave Terrace York Road, Salisbury, Wiltshire, SP2 7AP

£415,000 Freehold

About The Property

The property is a modern three storey town house (built circa 2013) with extremely well presented accommodation arranged over three floors. It offers extremely versatile accommodation and makes an excellent family home with its convenient location.

On the ground floor there is a hallway with a useful fitted cupboard and understair storage and a snug with an attractive bay window. To the rear is an impressive kitchen/dining room with an excellent range of units and integrated appliances including a fridge/freezer, Neff electric double oven, gas hob and dishwasher. There is space for a table and chairs and French doors to the rear garden. Completing the ground floor accommodation is a cloakroom/utility with space for a washing machine and a further appliance.

On the first floor, there is a large sitting room, a double bedroom and a bathroom with a contemporary suite with fully tiled walls and floor and a large fitted mirror.

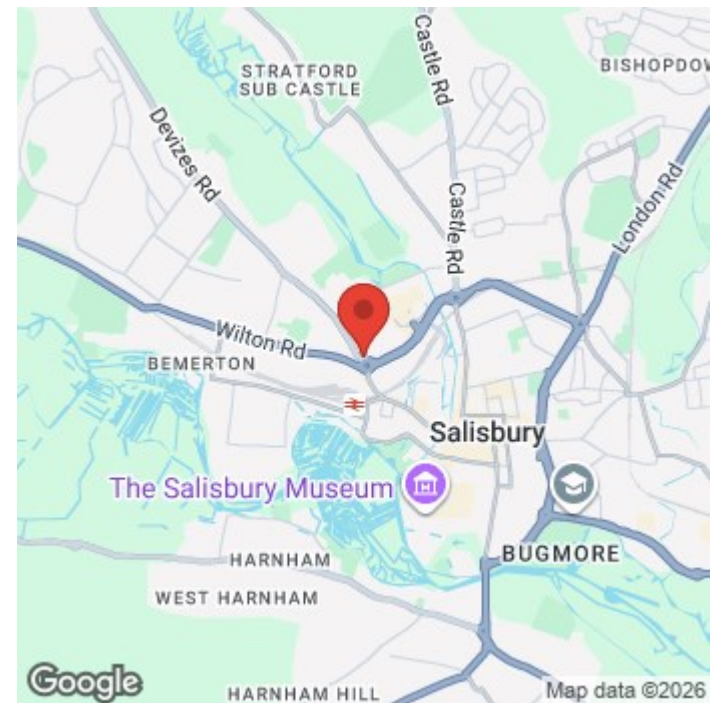
On the second floor is the main bedroom suite, a lovely room with extensive fitted wardrobes and an en suite shower room. There are two further bedrooms, a double and a single.

The house is tastefully decorated throughout with benefits including sash PVCu double glazed windows, gas fired central heating and a low maintenance rear garden. This can be accessed from a rear access gate and path that leads from Sidney Street. A particular feature of the property is a car park area opposite, within which there are two allocated parking spaces.

The property lies at the top of York Road which is an extremely convenient location for the city centre and railway station. There are a number of nearby amenities including convenience stores, the Waitrose store and leisure centre. The city centre lies a short walk away which offers a wide range of cultural leisure and shopping amenities and there are two nearby grammar schools.



- Modern end of terrace townhouse over three floors
- Four bedrooms
- Snug and kitchen/dining room
- WC/utility
- First floor sitting room
- Master bedroom with en suite
- Gas CH and sash PVCu dg windows
- Bathroom
- Garden
- Convenient location with TWO parking spaces





Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)


Tenure: Freehold. The Terrace is managed by Belgrave Terrace Management and the current annual Service Charge for each property is £771.00.

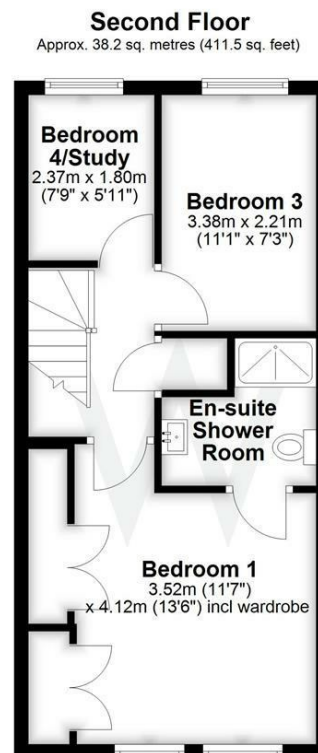
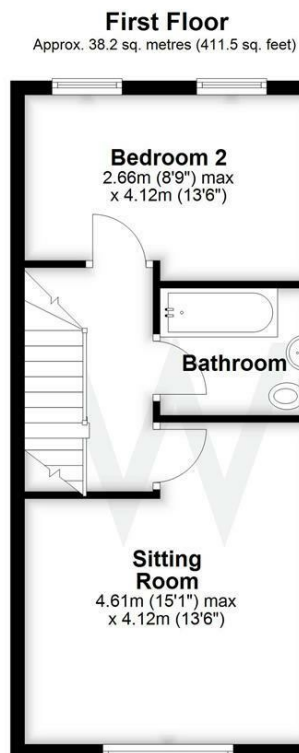
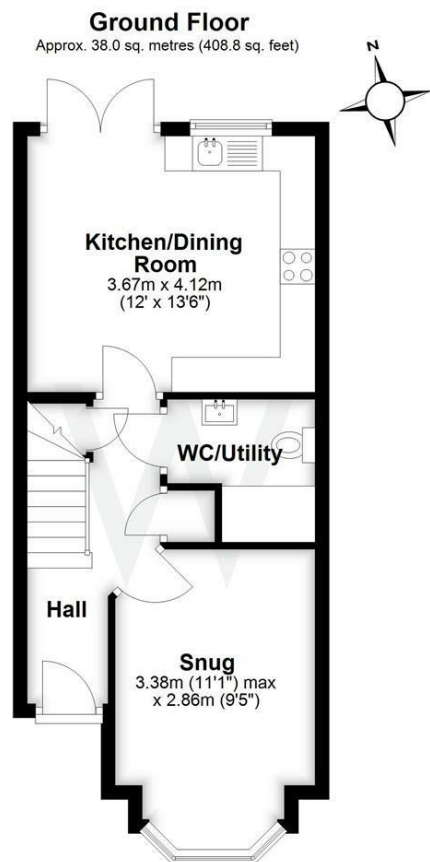
Services: Mains gas, electricity and drainage.

Heating: Gas central heating

Directions: Leave Salisbury via Fisherton Street and at the roundabout take the second exit (Devizes Road). Turn immediately right in to York Road and the property can be found immediately on the left hand side with the parking on the right hand side.

What3words: ///elaborate.neck.factor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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	



Total area: approx. 114.4 sq. metres (1231.8 sq. feet)