



69 Belle Vue Road, Salisbury, Wiltshire, SP1 3YE

£525,000 Freehold

A character three bedroom terraced house presented in superb order throughout in a sought after city centre location.

Description

The property is a classic Edwardian style period terraced town house with well proportioned accommodation and situated in a highly sought after city centre location. The house has been remodelled and sympathetically refurbished to an exceptional standard, whilst retaining the original character of the house. Period features remain including picture rails, cast iron fireplaces in the majority of the rooms and high skirting boards but has been completely updated and now also benefits from attractive timber panelling to some walls, PVCu double glazed sash windows, gas central heating and high quality kitchen and bathroom fittings. On the ground floor there is a sitting room with a south facing bay window, a family room with extensive book shelving and a kitchen/dining room with French doors leading out to the garden. On the first floor there are three bedrooms with a cathedral spire view from the principal bedroom, a bathroom and a shower room. Beautifully presented throughout, the house makes a perfect city house. Belle Vue Road lies inside the ring road within easy walking distance of Wyndham Park open space, the city centre and a Waitrose store.

Property Specifics

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

Entrance Hall

Inset porch with light, part glazed front door, inset doormat, part timber panelled walls, through to family room, door to;

Sitting Room 11'11" x 11'2" (3.64m x 3.42m)

Bay window to front, radiator, picture rail, inset spotlights, cast iron fireplace with tiled backdrop and hearth, built in storage cupboards, TV and telephone points.

Family Room 15'2" x 12'5" (4.64m x 3.81m)

Cast iron fireplace with tiled backdrop and hearth with timber surround and mantel over, three fitted bookshelves, inset spotlights, stairs with two storage cupboards and study space under, radiator, French doors to garden, door to;

Kitchen/Dining Room 23'6" x 10'2" (7.17m x 3.10m)

Fitted with an excellent range of base and wall units with Quartz work surfaces over, integrated dishwasher, Rangemaster electric oven with five ring gas hob and extractor over, fridge/freezer, space/plumbing for washing machine, sink and drainer under window to side, porcelain floor with underfloor heating in kitchen area, space for table and chairs, radiator, inset spotlights, window to side and French doors to garden.

First Floor - Landing

Access to loft with pull down ladder (gas boiler is located in the loft area), linen cupboard with shelving, picture rail, part timber panelled walls, inset spotlights.

Bedroom One 15'1" x 12'4" (4.61m x 3.77m)

Two south facing windows to front, radiator, cast iron fireplace with timber surround and mantel over, picture rail, inset spotlights.

Bedroom Two 11'10" x 9'4" (3.63m x 2.85m)

Window to rear, radiator, picture rail, cast iron fireplace with timber surround and mantel over.

Bedroom Three 10'2" x 8'11" max (3.11m x 2.72m max)

Window to rear, radiator, picture rail, cast iron fireplace with timber surround and mantel over.

Bathroom

Fitted with a white suite comprising panelled bath with waterfall shower over and shower screen, low level WC, wash hand basin with storage under, heated towel rails, inset spotlights, shaver point, window to side.

Shower Room

Fitted with a white suite comprising large shower cubicle with waterfall shower over, wash hand basin with storage under, low level WC, heated towel rail, tiled floor, extractor, inset spotlights, shaver point, window to side.

Outside

To the front of the property is a low maintenance garden area and a tiled path to the front door. The rear garden has a patio with steps up to a lawn with flower borders. A timber shed has power and there is a rear access gate. The boundaries are fenced and there are two outside lights and an outside tap.

Services

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

Outgoings

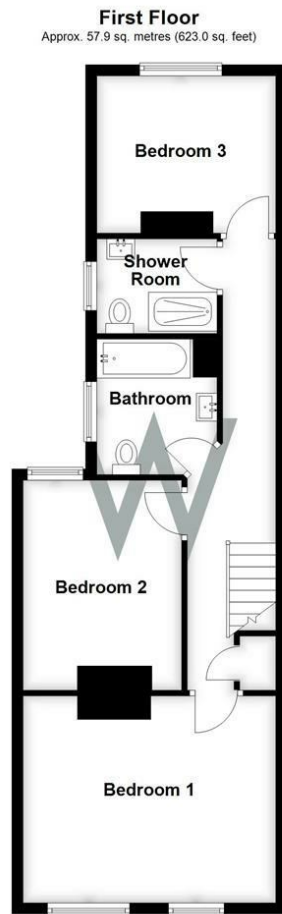
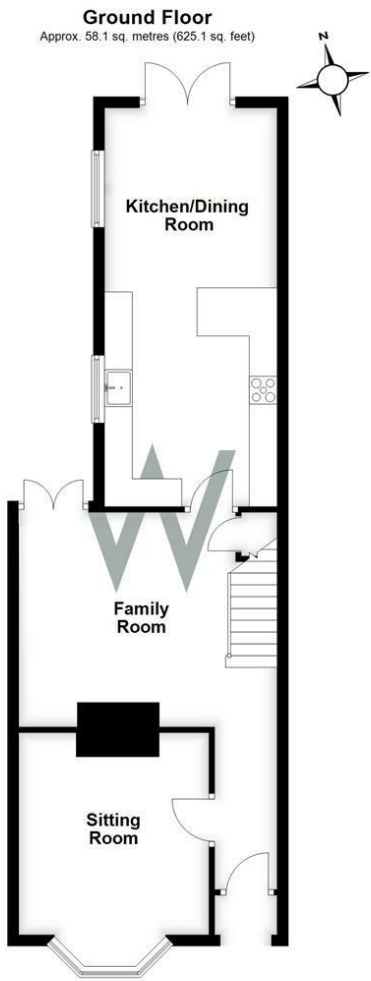
The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2395.00.

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 the property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///memory.trader.inform](https://www.what3words.com/?q=///memory.trader.inform)



Total area: approx. 116.0 sq. metres (1248.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-54) F (1-20) G	83	Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-54) E (1-20) F (1-20) G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	



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