



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

£480,000 Freehold

A character four bedroom terraced house with many period features and situated in a highly sought after city centre location.

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.

Description

The property is a classic Edwardian period terraced town house with well proportioned accommodation and situated in a highly sought after city centre location. The well presented accommodation comprises an entrance hallway, a sitting room with a view along Belle Vue Road, a dining room with French doors in to the garden, and a kitchen/breakfast room with space for a table and chairs. This leads to a boot room and a WC/utility room. On the first floor are four bedrooms and a family bathroom. The property has a number of period features including picture rails, high skirting boards, sash windows and cast iron fireplaces and also benefits from gas central heating. To the rear is a recently landscaped, low maintenance rear garden with a useful side access. 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, part glazed front door.

Sitting room 12'4" max x 11'6" (3.76 max x 3.52m)

Sash bay window to front, TV point, radiator, picture rail, feature cast iron fireplace with timber surround and mantel over with tiled hearth, fitted cupboard with shelving.

Dining room 12'7" x 10'3" (3.85m x 3.13m)

French doors to rear, exposed floorboards, picture rail, built in cupboards and shelving.

Kitchen/breakfast room 11'10" x 10'5" (3.63m x 3.19m)

Fitted with cream fronted base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to side, integrated electric oven with four ring gas hob and extractor, space/plumbing for dishwasher, space for table and chairs, radiator, part glazed door to:

Boot room 10'5" x 6'2" (3.19m x 1.90m)

Part glazed door and window to side, inset doormat, space for fridge/freezer, storage cupboard, radiator, door to:

WC/Utility room

Two windows to rear, space/plumbing for washing machine, wash hand basin, low level WC, gas boiler.

Stairs to first floor - Landing

Radiator, access to boarded loft with velux windows to front and rear.

Bedroom one 15'4" x 12'4" (4.69m x 3.76m)

Two windows to front, feature cast iron fireplace with timber surround and mantel over with tiled hearth, two built-in wardrobes, two radiators.

Bedroom two 12'8" x 9'8" (3.88m x 2.96m)

Window to rear, radiator, fitted linen cupboard, picture rail.

Bedroom three 10'6" x 8'9" (3.22m x 2.67m)

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

Bedroom four 7'10" x 7'3" (2.39m x 2.22m)

Window to side, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level WC, wash hand basin, inset spotlights, extractor, part tiled walls, heated towel rail, window to side.

Outside

To the front of the property is a small area of garden with a tiled path leading to the front door. There is side access in to the rear garden which has been attractively landscaped with a path and patio area and well stocked flower borders. At the end of the garden is a large timber storage shed. The garden is enclosed on all sides by timber fencing and there is an outside tap.

Services

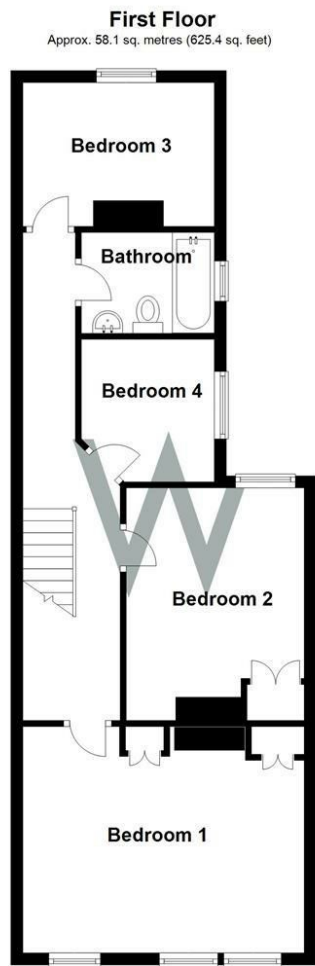
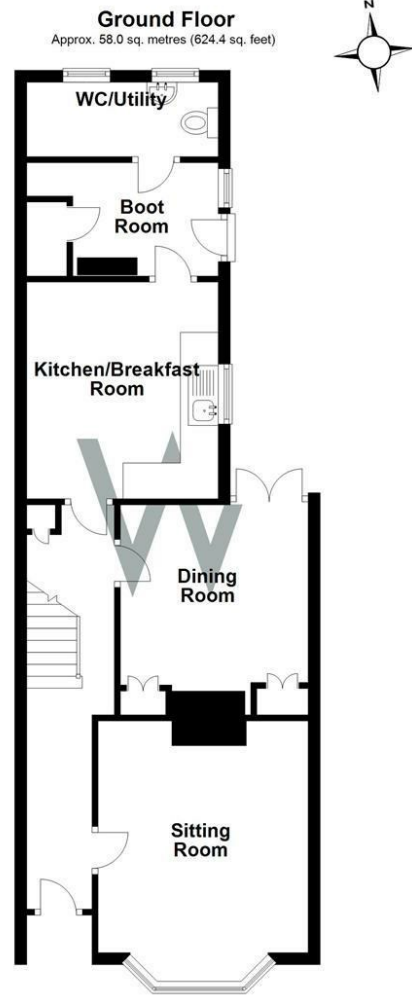
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

WHAT3WORDS

What3Words reference is: [///rental.inform.change](https://www.what3words.com/rental.inform.change)



Total area: approx. 116.1 sq. metres (1249.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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