



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

£490,000 Freehold

## About The Property

The property is a well presented three bedroom terraced house in a prime location in the city centre and with the unusual benefit of a GARAGE with a workshop area. The house is offered with NO ONWARD CHAIN.

The house has been extensively renovated by the present owner and is now in excellent order. Improvements include a new kitchen and bathroom, replumbing and rewiring together with redecoration throughout.

On the ground floor there is an entrance hallway which leads through to the dining room. There is a sitting room with an attractive bay window and a built in dresser with glass fronted display shelving and cupboard under. The dining room also has similar glass fronted shelving and cupboard, a fireplace with a timber surround and mantel with cast iron grate and French doors to the rear. The open plan kitchen/breakfast room has a good range of units with space and plumbing for a washing machine and dishwasher and integrated electric double oven and grill with five ring gas hob and extractor and space for a fridge/freezer. There is space for a dining table and chairs next to French doors that lead out on to the rear garden.

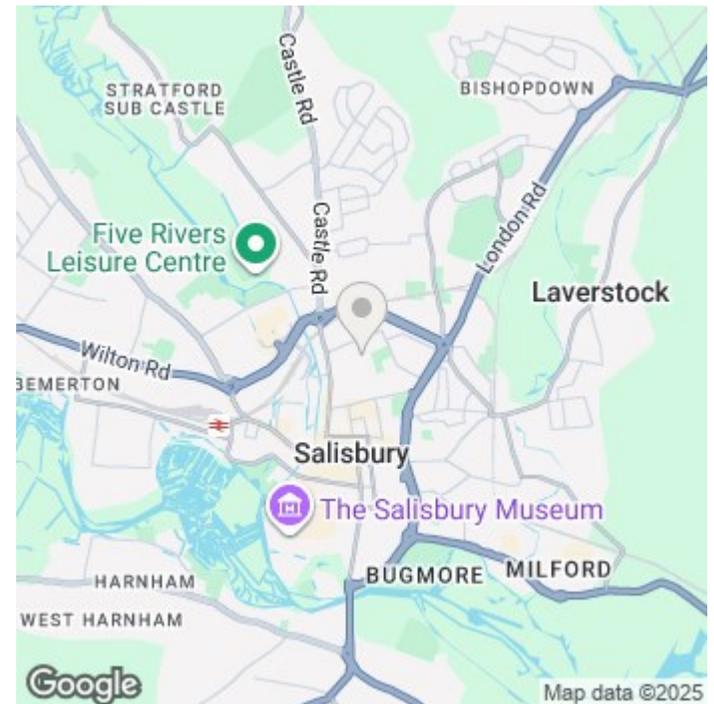
On the first floor are three bedrooms. The main bedroom has a fitted wardrobe with a hanging rail and the second bedroom also has a fitted wardrobe. Bedroom three overlooks the garden to the rear. The bathroom has a stylish white three piece suite with a rainfall style shower over the bath. Further benefits include a new gas central heating system and PVCu double glazing throughout.

To the front of the property is a tiled path and a small garden area. The rear garden enjoys an westerly aspect with lawn and patio and a rear access gate leading on to Belle Vue Road. THE GARAGE (7.58m x 3.18m) HAS A PITCHED, TILED ROOF, UP AND OVER DOOR AND ACCESS IN TO THE GARDEN. This is a rare feature for a property in the city centre.

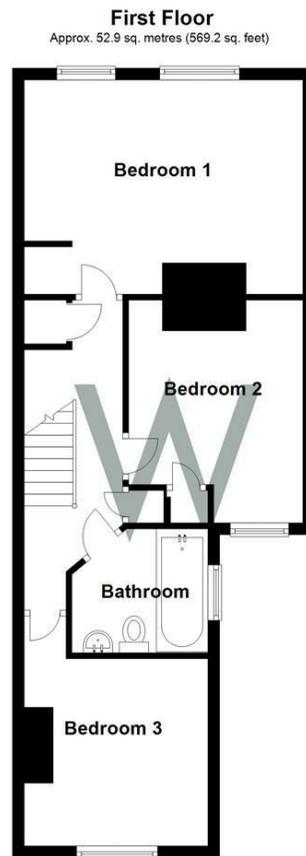
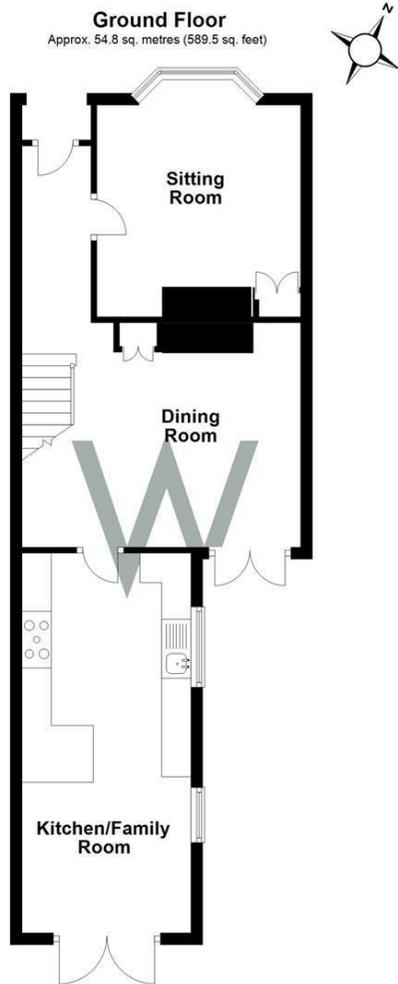
Belle Vue Road lies inside the ring road within easy walking distance of the city centre and amenities including the railway station and the Waitrose store.



- Character terrace house with GARAGE
- Three double bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Bathroom
- Refurbished throughout
- PVCu DG and gas CH
- Garden
- Prime city centre location
- No chain







## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating with radiators

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

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: ///mats.stop.chop

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	