



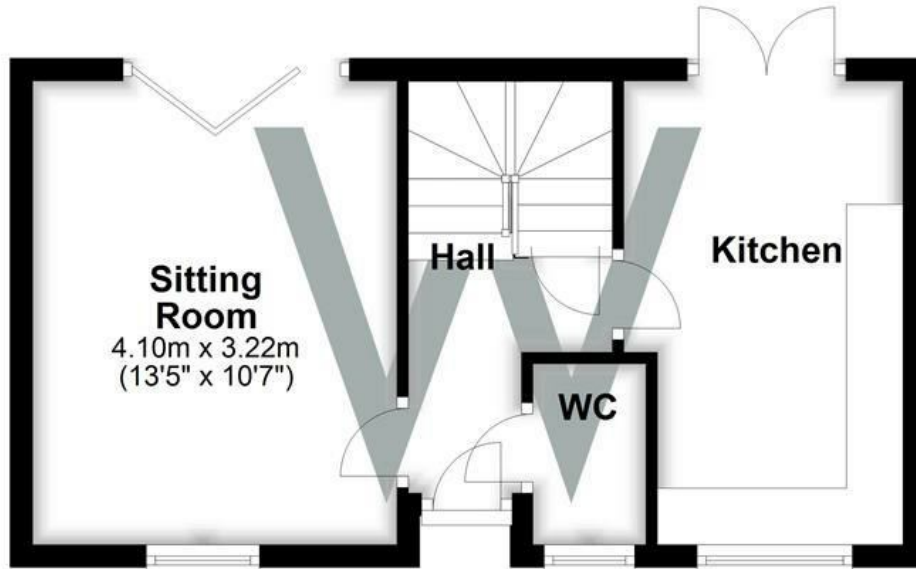
The Old Dairy 1a Belle Vue Road, Salisbury, Wiltshire, SP1 3YD

£825 PCM

An immaculately presented one bedroom detached bungalow in prime residential area within level walking distance of the city centre, with a large courtyard garden. Formerly a dairy shop in the 1930's, the recently converted accommodation comprises; entrance hallway with neatly appointed downstairs cloakroom/wc and large under stairs storage closet. Double aspect sitting room with impressive bi-folding doors extending the width of the room and opening to private patio. Modern fully fitted kitchen complete with range of wall and base units together with appliances including; built-in oven and gas hob, integral d/w, w/m and freestanding f/f. French doors leading to enclosed rear garden. Upstairs accommodation comprises exceptionally bright and airy landing area with Velux skylight windows. Sizeable dual aspect bedroom with storage unit. Modern bathroom comprising white suite; bath with thermostatic deluge shower over and separate bath mixer tap, wash hand basin and WC, opaque Velux skylight and further glazing on gable end wall. Off the landing is a large storage cupboard housing a Worcester combi boiler. The landing area is sizeable enough to provide a very comfortable home-working area. Outside there is a landscaped courtyard garden complete with shed, patio and brick borders. UNFURNISHED. GCH. On street parking.

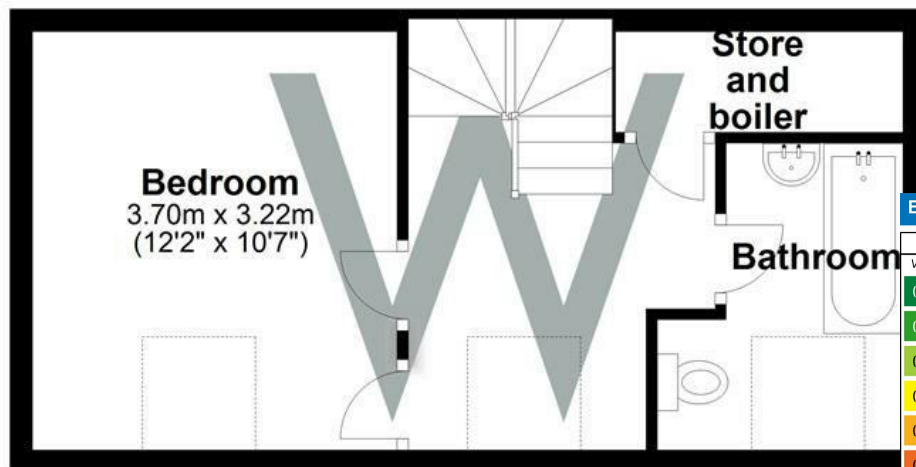
Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(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. 59.4 sq. metres (639.5 sq. feet)

WHITES
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