



185 The Common
Holt, Trowbridge, Wiltshire, BA14 6QL


KINGSTONS

Charming character cottage with large garden and beautifully presented accommodation arranged over two floors. Situated within walking distance of Holt's impressive array of amenities including shop, two pubs, café, primary school and the National Trust's Courts Garden, this superb property presents an exceptional first time purchase, second home or downsizing opportunity not to be missed.



Two Double Bedrooms
Sitting Room
Dining Room
Kitchen
Utility Room
Cloakroom
Bathroom
Large Garden
Gas Central Heating
Double Glazing
£250,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Stairs to the first floor.

Dining Room

3.89m (12'9") max x 3.31m (10'10")
UPVC double glazed window to front,
feature fireplace, under stairs storage
cupboards, radiator.

Sitting Room

3.32m (10'11") x 2.87m (9'5")
UPVC double glazed window to front,
feature fireplace, radiator.

Kitchen

4.43m (14'6") x 2.20m (7'3") max
UPVC double glazed window to rear, fitted
with a matching range of base and eye level
units with worktop space over, stainless
steel sink unit with mixer tap, tiled
splashbacks, electric point for cooker,
cupboard, housing wall mounted
combination boiler, radiator, open plan to:

Utility Room

2.33m (7'8") x 1.48m (4'10")
Plumbing for washing machine and
dishwasher, space for fridge/freezer, double
glazed velux skylight, door to:

Cloakroom

Wash hand basin and close coupled WC.

FIRST FLOOR

Bedroom 1

3.28m (10'9") x 3.10m (10'2")
UPVC double glazed window to front, radiator.

Bedroom 2

3.31m (10'10") x 2.98m (9'9")
UPVC double glazed window to front, radiator,
storage cupboard.

Bathroom

2.25m (7'5") x 1.65m (5'5")
UPVC obscure double glazed window to rear,
three piece suite comprising bath with fitted
shower over, wash hand basin with cupboard
under, and close coupled WC, tiled
splashbacks, extractor fan, heated towel rail.

EXTERNALLY

The enclosed rear garden is mainly laid to
lawn with patio, shed and outside cold water
tap. A gate to the side provides rear
pedestrian access.

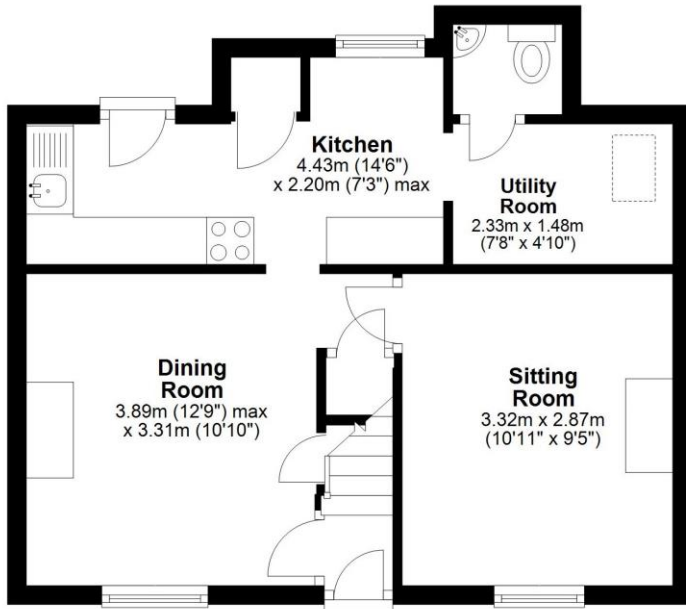
Council Tax:

Band B - £1,640.05
(April 2023 - March 2024 financial year)



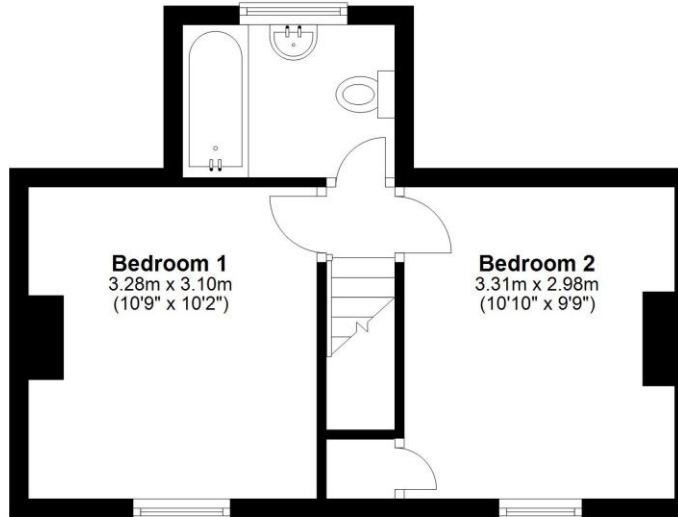
Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 63.6 sq. metres (684.9 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.
Plan produced using PlanUp.



Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: Leave Bradford on Avon via the B3107 Holt Road. Upon reaching Holt, proceed through the village and number 185 The Common will be found on the left hand side, just before Beckerley Lane.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |