



204 The Common
Holt, Trowbridge, Wiltshire, BA14 6QN



KINGSTONS

Mature well-proportioned semi-detached home enjoying family-sized accommodation and a generous garden. Within easy reach of Holt's impressive array of amenities including shop with post office, primary school, church, two pubs cafe, and The Courts National Trust gardens. Likely to generate considerable interest, early and decisive viewing is highly recommended.



Three Bedrooms
Sitting Room
Dining Room
Kitchen
Cloakroom
Bathroom
Generous Garden
Driveway
Gas Central Heating
Double Glazing

£350,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to front, tiled floor, stairs to the first floor.

Sitting Room 3.61m (11'10") x 3.34m (10'11")

UPVC double glazed window to front, feature fireplace with wood burning stove, radiator.

Dining Room 3.90m (12'10") x 3.81m (12'6") max

UPVC double glazed window to rear, feature fireplace, radiator, exposed floorboards, under-stairs storage cupboard.

Kitchen 2.79m (9'2") x 2.70m (8'10")

UPVC double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker, tiled floor.

Rear Hall

UPVC double glazed window to rear, UPVC double glazed door to garden, radiator, tiled floor.

Cloakroom

UPVC obscure double glazed window to rear, pedestal wash hand basin, close coupled WC, tiled splashbacks, wall mounted gas combination boiler.

FIRST FLOOR

Landing

Built-in storage cupboard, door to stairs to the second floor.

Bedroom 1 4.63m (15'2") x 3.36m (11') max

Two UPVC double glazed windows to front, feature fireplace, built-in storage cupboard, radiator.

Bedroom 2 2.94m (9'8") x 2.90m (9'6")

UPVC double glazed window to rear, feature fireplace, radiator.

Bathroom

UPVC obscure double glazed window to rear, four piece suite comprising bath with shower over, tiled shower enclosure, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator, heated towel rail.

SECOND FLOOR

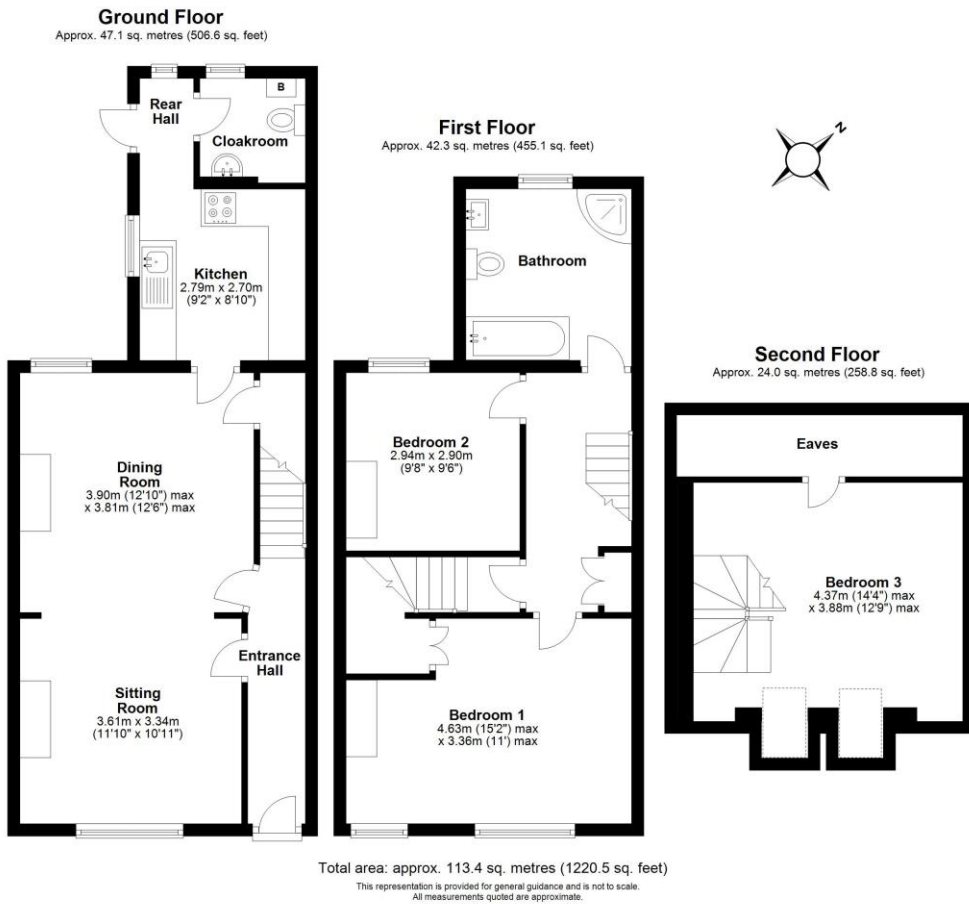
Bedroom 3 4.37m (14'4") x 3.88m (12'9") max

Two wooden double glazed Velux windows to front, access to eaves storage.

EXTERNALLY

The front garden is mainly laid to patio with a variety of mature plants and shrubs. The rear garden is mainly laid to lawn with a patio area, decking area, storage shed. There is a double gate at the end of the garden, which is shared with the neighbouring property, which provides access for each property to park. There is currently hard standing for this property to park one vehicle but there is potential to create more parking, if required.





Tenure: Freehold. **Council Tax:** Band C - £1,874.34 (April 2023 - March 2024 financial year)

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

Directions: Leave Bradford on Avon via the B3107 Holt Road. Upon reaching Holt, proceed straight over the mini roundabout and onto Ham Green. Continue onto The Street and proceed up The Common where number 204 will be found further along on the left-hand side.

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		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		