



356 The Walk  
Holt, Trowbridge, Wiltshire, BA14 6RR





Charming end of terrace cottage enjoying a tucked-away position in the sought after village of Holt. Conveniently situated within easy reach of the many local amenities, including shop, post office, primary school, two pubs, cafe, church and National Trust gardens. Providing charming and smartly presented accommodation, this property would make an ideal first time purchase, downsizing opportunity or holiday home.

Sitting Room  
Kitchen  
Bedroom  
Bathroom  
Courtyard Garden  
Gas Central Heating  
Double Glazing

£225,000





## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Sitting Room

3.92m (12'10") x 3.25m (10'8")

UPVC double glazed window to front, UPVC stable door to front, feature fireplace with gas fire, radiator.

#### Kitchen

3.92m (12'10") x 2.40m (7'10")

UPVC double glazed window and stable door to rear, fitted with a matching range of base units with worktop space over, sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, gas point for cooker, cupboard housing gas combination boiler, radiator, stairs to the first floor.

### FIRST FLOOR

#### Landing

Storage cupboard.

#### Bedroom

3.92m (12'10") x 3.49m (11'5")

UPVC double glazed window to front, built-in wardrobe, radiator.

#### Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, built-in storage cupboard, heated towel rail.

## EXTERNALLY

The garden is located to the front and is mainly laid to patio with flower and shrub borders. A shared path leads to the side and rear, providing access to:

#### Store

2.35m (7' 9") x 1.84m (6')

Brick built store suitable for housing bicycles and garden tools.

#### Parking

On street parking is available at the end of The Walk on Ham Green. There is also additional on street parking available on The Street, accessed from the other end of The Walk or via a path to the rear of the property.

**Tenure:** Freehold.

**Council Tax:** Band B - £1,640.05  
(April 2023 - March 2024 financial year)

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

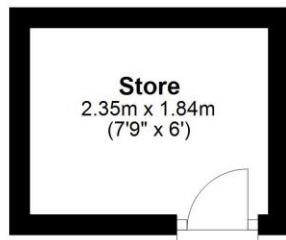
**Directions:** Proceed out of Bradford on Avon on the Holt Road (B3107) and upon reaching the village, proceed over the mini roundabout onto Ham Green. Take the second turning right and The Walk will be found on the left hand side.

**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.



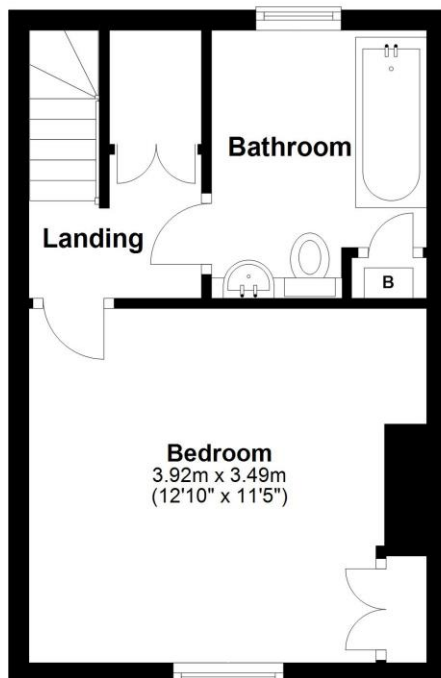
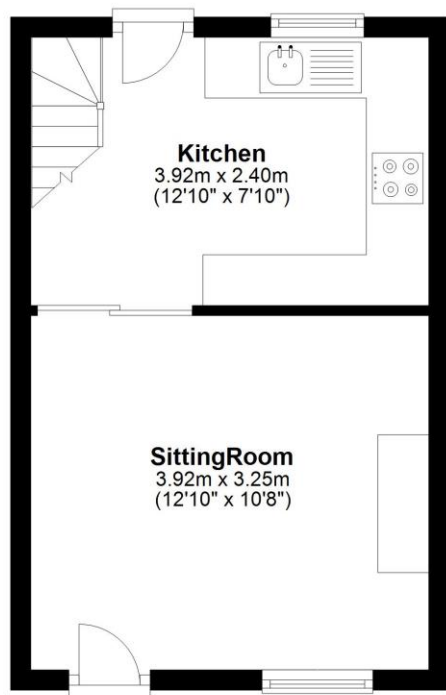
## Ground Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



## First Floor

Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 53.2 sq. metres (572.3 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		