



123 The Midlands
Holt, Trowbridge, Wiltshire, BA14 6RG



Beautifully renovated period residence nestled in the heart of the sought-after village of Holt. Enjoying particularly impressive living space, this charming home has been meticulously updated to seamlessly blend contemporary fittings with delightful character features. Perfectly positioned to take advantage of the village's amenities, within easy reach of the local shop and post office, primary school, church, cafe, and two pubs. Early viewing is highly recommended to appreciate this exceptional property.



Three Bedrooms & Loft Room
Sitting Room
Kitchen & Dining Room
Study
Cloakroom
En-Suite Shower Room
Four Piece Bathroom Suite
Garden
Garage
Driveway

£600,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Porch

Wooden single glazed window to front, wooden entrance door to side.

Sitting Room 4.79m (15'9") x 3.87m (12'8")

Two wooden single glazed windows to front, wooden single glazed window to rear, feature fireplace with wood burning stove, radiator.

Dining Room 6.32m (20'9") x 3.94m (12'11")

Two wooden single glazed windows to front, wooden single glazed window to side, feature fireplace with open fire, radiator, stairs to the first floor.

Kitchen 5.36m (17'7") x 3.03m (9'11") max

Wooden obscure single glazed window to side, wooden single glazed windows to side and rear, fitted with a matching range of base and eye level units with worktop space over, ceramic Belfast sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, space for washing machine and tumble dryer, radiator.

Study 2.60m (8'6") x 1.67m (5'6")

Wooden single glazed windows to front, side and rear, radiator.

Cloakroom

Metal obscure single glazed window to side, closed coupled WC, wash hand basin.

FIRST FLOOR

Landing

UPVC double glazed window to side, wooden single glazed window to rear, airing cupboard, door to stairs to the loft room.

Bedroom 1 4.01m (13'2") x 2.85m (9'4") max
Wooden single glazed window to front, built-in wardrobes, exposed floorboards, radiator.

En-Suite Shower Room

Wooden single window to front, three piece suite comprising tiled shower enclosure, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, heated towel rail.

Bedroom 2

 3.22m (10'7") x 2.68m (8'10")

Single glazed window to front, two built-in wardrobes, radiator.

Bedroom 3

 2.56m (8'5") x 2.10m (6'11")

Wooden single glazed window to front, radiator.

Bathroom

Wooden single glazed window to side, four piece suite comprising bath, tiled shower enclosure, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator.

SECOND FLOOR

Loft Room

 4.65m (15'3") x 2.88m (9'5")

Double glazed Velux windows to front and rear, eaves storage cupboard, radiator. Restricted head height.

EXTERNALLY

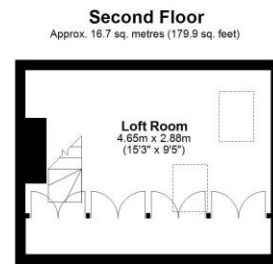
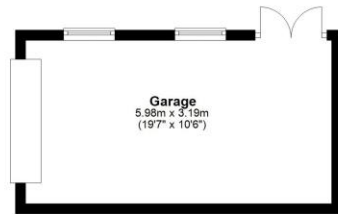
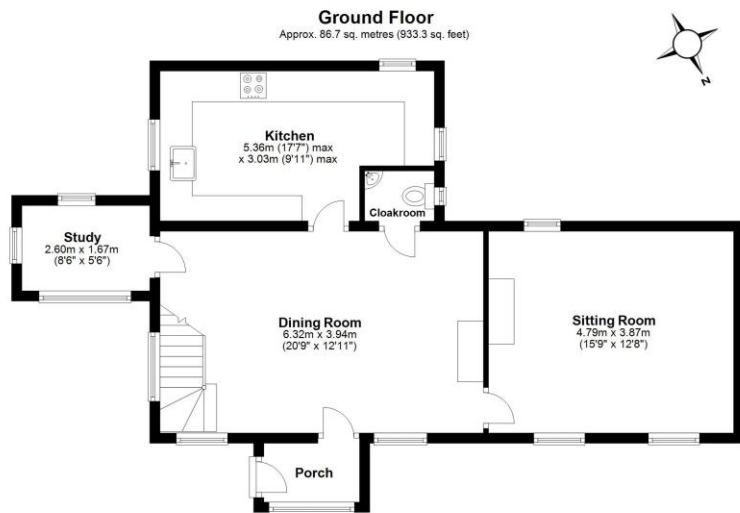
Enclosed garden mainly laid to lawn with a variety of mature shrubs and trees, decked area, gated access to driveway.

Garage

 5.98m (19' 7") x 3.19 (10' 6")

Up and over door to front, double doors from garden, two single glazed windows to side.





Total area: approx. 155.8 sq. metres (1676.9 sq. feet)
This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Council Tax: Band E - £2,701.52 (April 2024 - March 2025 financial year)

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

Directions: Leave Bradford on Avon via the B3107 Holt Road and continue for approximately 1.5 miles. Enter the village and proceed over the mini roundabout onto Ham Green. Continue onto The Street and turn left onto The Midlands, just before the shop. Follow the road around where number 123 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		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		