



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



A charming period end-terrace property featuring a large garden and spacious driveway, ideally located for easy access to village amenities, including a shop with post office, primary school, church, two pubs, and the National Trust's Courts Garden. The well-proportioned accommodation spans two floors, with a 23-foot sitting/dining room boasting an open fire. This exceptional home offers a perfect opportunity for first-time buyers, those looking for a holiday home, or anyone seeking to downsize. Available with no onward chain—an opportunity not to be missed.



Three Bedrooms  
Sitting/Dining Room with Open Fire  
Kitchen/Breakfast Room  
Ground Floor Bathroom  
Large Garden  
Generous Driveway  
Gas Central Heating  
Double Glazing  
No Onward Chain

**£325,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Sitting/Dining Room

7.03m (23'1") x 3.60m (11'10")

UPVC double glazed window to front and side, open fireplace, two radiators, stairs to the first floor.

#### Kitchen

4.13m (13'7") x 3.58m (11'9")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, freestanding fridge/freezer, slimline dishwasher and washing machine, fitted electric oven and five ring gas hob with extractor hood over, radiator, cupboard housing wall mounted gas combination boiler, wooden glazed door to garden.

#### Bathroom

UPVC obscure double glazed window to rear, three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, storage cupboard, radiator.

### FIRST FLOOR

#### Landing

Loft hatch.

#### Bedroom 1

4.14m (13'7") x 3.54m (11'7")

UPVC double glazed window to rear, radiator, loft hatch.

#### Bedroom 2

3.81m (12'6") x 2.91m (9'7")

UPVC double glazed window to front, radiator.

#### Bedroom 3

3.56m (11'8") x 1.79m (5'10")

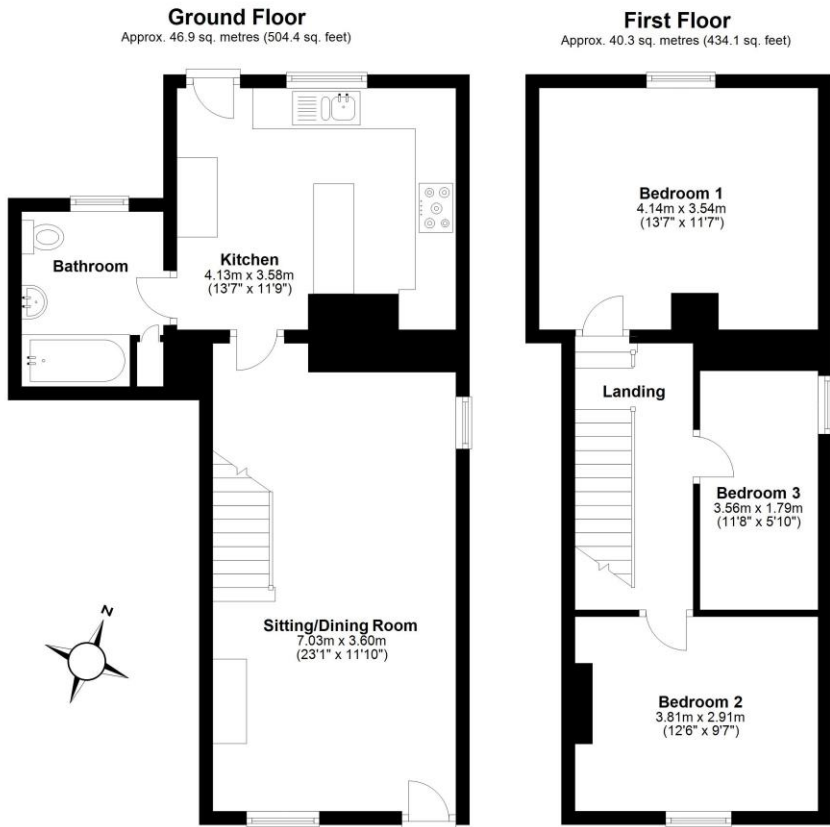
UPVC double glazed window to side, radiator.

### EXTERNALLY

The rear garden is mainly laid to lawn with a variety of mixed plants, shrubs and fruit trees, summerhouse, shed, outside cold water tap and exterior light. A five bar gate opens onto the driveway, which has an EV charging point.







Total area: approx. 87.2 sq. metres (938.5 sq. feet)  
This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.



**Council Tax:** Band C - £1,964.74 (April 2024 - March 2025 financial year)

**Tenure:** Freehold.

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

**What3words:** ///scarecrow.honestly.digit

**Directions:** Leave Bradford on Avon via the B3107 Holt Road. Proceed through the village and 186 The Common will be found on the left, just before the turning onto 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		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		