



242 Melksham Road
Holt, Wiltshire, BA14 6QW

A delightful detached three-bedroom home in the popular village of Holt, offering a spacious sitting/dining room, a generous rear garden and driveway. The property also features a versatile garden workshop, ideal for those working from home or a keen DIY enthusiast. Perfectly positioned to enjoy Holt's vibrant amenities, including a local shop with post office, a primary school, a charming café, and a swimming lake. It's also just a short stroll from the National Trust's enchanting Courts Garden. Vendor suited.



Three Bedrooms
Sitting/Dining Room With Wood Burning Stove
Kitchen
Two Bathrooms
Generous Garden
Large Workshop
Driveway
Double Glazing
Gas Central Heating
Vendor Suited

£375,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door to side, stairs to first floor with storage under, radiator.

Sitting/Dining Room

6.27m (20'7") max x 5.32m (17'5") max
Two UPVC double glazed windows to front, UPVC obscure window to side, feature fireplace with wood burning stove, three radiators.

Kitchen 4.22m (13'10") x 2.99m (9'10")

UPVC double glazed double door 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, plumbing for washing machine and dishwasher, space for fridge/freezer, freestanding oven with extractor hood over, radiator, tiled floor, wall mounted gas combination boiler.

Bathroom 1.70m (5'7") x 1.66m (5'5")

UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin with cupboard under, and close coupled WC, tiled splashbacks, heated towel rail, extractor fan.

Bedroom 3 3.09m (10'2") x 3.00m (9'10")

UPVC double glazed window to side, radiator.

FIRST FLOOR

Landing

Wooden double glazed Velux window to side.

Bedroom 1 3.95m (13') x 2.91m (9'7")

UPVC double glazed window to rear, radiator, door to eaves storage.

Bedroom 2

3.58m (11'9") max x 2.82m (9'3") max
UPVC double glazed window to front, radiator, door to eaves storage.

Bathroom 2.34m (7'8") x 1.50m (4'11")

Wooden double glazed Velux window to side, three piece suite comprising bath with shower over, wash hand basin with cupboard under, and close coupled WC, heated towel rail, extractor fan.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with raised beds, shed, two cold water taps and gated side access. A gravelled driveway to the front provides off road parking and leads to the store, formally a garage, with wooden single glazed window to front and door to side.

Workshop

Wooden double glazed double door and three double glazed windows to front, power and light connected.

Council Tax:

Band C - £1,964.74

(April 2024 - March 2025 financial year)

Tenure:

Freehold.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

What3words: ///desktops.engraving.joyously

Directions: From our office in Silver Street, proceed up the hill and out of town on the Holt Road. Upon reaching Holt proceed straight over the mini roundabout and through Ham Green onto The Street. 242 Melksham Road will be found on the right-hand side, just before leaving the village.

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.