



95 The Street
Holt, Trowbridge, Wiltshire, BA14 6RS



A beautifully presented end-of-terrace period property, boasting the rare advantage of a garage and a generous garden, ideally situated within easy reach of village amenities. Just a short stroll away, you'll find a shop with Post Office, The Glove Factory café and work studios, a church, primary school, two welcoming pubs, and the National Trust's renowned Courts Garden. The charming accommodation is arranged over two floors, featuring an impressive, light-filled open-plan living and dining space, complemented by a practical utility room. This exceptional home offers a fantastic opportunity for first-time buyers, downsizers, or those seeking a delightful second home - not to be missed.

Period Features
Two Bedrooms
Sitting Room
Dining Room
Kitchen
Utility Room
Garage
Garden
Gas Central Heating
Convenient For Amenities

Offers in Excess of £325,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

Wooden glazed entrance door and two windows to front.

Sitting Room

3.80m (12'6") x 3.23m (10'7")

Wooden single glazed window to front, feature fireplace, radiator, open plan to:

Dining Room

3.86m (12'8") x 3.41m (11'2")

Wooden single glazed window to rear, storage cupboard, radiator, stairs to first floor.

Kitchen

2.96m (9'9") x 2.14m (7')

Wooden single glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink, integrated dishwasher, fitted electric oven, four ring electric hob, tiled flooring.

Utility Room

2.28m (7'6") x 1.82m (6')

Wooden single glazed window to rear, wooden stable door to side, plumbing for washing machine, space for tumble dryer, tiled flooring, wall mounted gas boiler.

FIRST FLOOR

Bedroom 1

3.83m (12'7") x 3.24m (10'8")

Two wooden single glazed windows to front with shutters, radiator.

Bedroom 2

3.45m (11'4") x 2.33m (7'8")

Wooden single glazed window to rear, radiator.

Bathroom

2.98m (9'9") x 2.16m (7'1")

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

EXTERNALLY

Enclosed garden to front and side, mainly laid to lawn with patio area, garden store, gated rear entrance. Enclosed rear garden, mainly laid to lawn with a variety of flowers, shrubs and trees.

Garage

5.38m (17'8") x 3.18m (10'5")

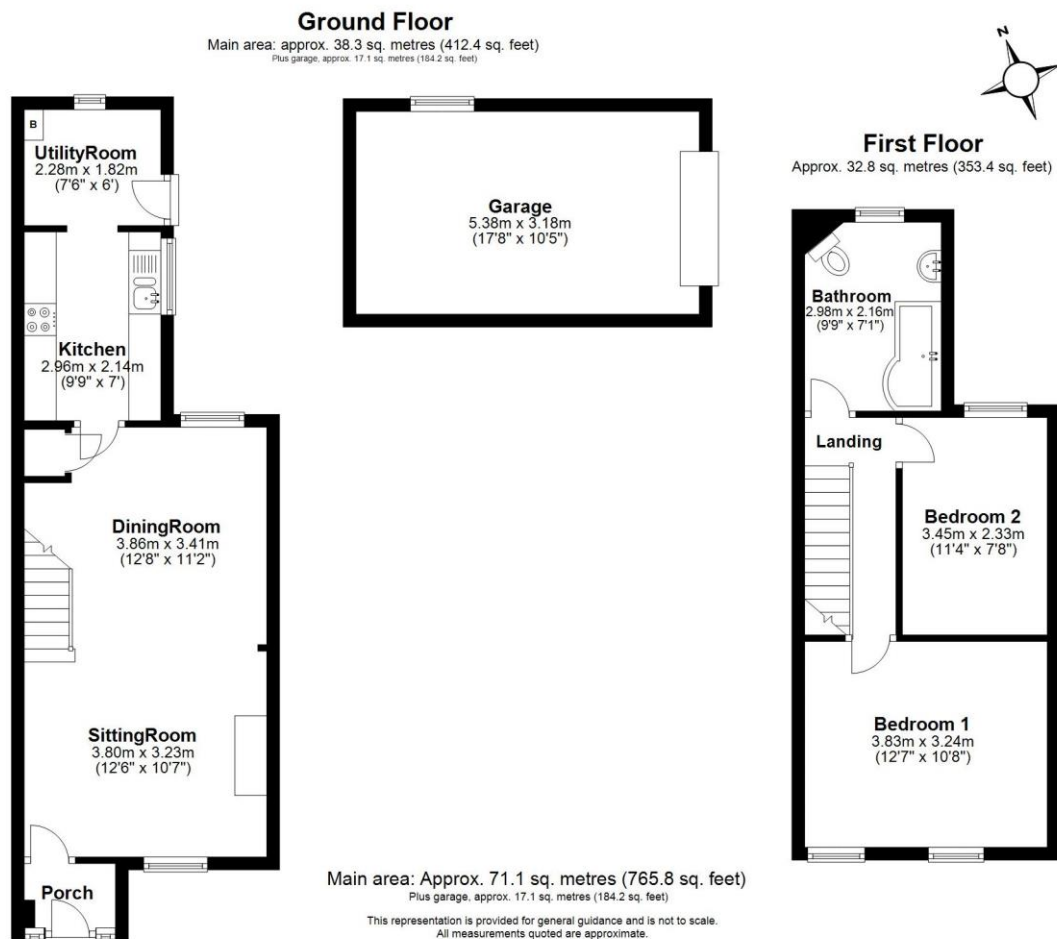
Single glazed window to side, up and over door to front.

Council Tax: Band C - £1964.74

(April 2024 - March 2025 financial year)

Tenure: Freehold.





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

What3words: ///twins.scrap.describes

Directions: Leave Bradford on Avon via the B3107 Holt Road. Proceed straight over the mini roundabout upon reaching the village and continue past the green onto The Street. Number 95 will be found on the left-hand side, just before the shop.

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		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		