



The Common, Holt
£290,000



170 The Common Holt, Trowbridge, BA14 6QL

Situation:

Holt is a quiet village located between Trowbridge, Melksham and the popular Bradford-on-Avon. Easy transport links are provided from all neighbouring towns giving access to Bath, Bristol and afar. Holt is popular for all and has amenities such as local pubs, village shop, cafes and a well established primary school.

Description:

A cosy period property set within the village of Holt, having been refurbished by the present owners to give a new modern feel throughout. The property itself comprises of entrance hall, living room with stone fireplace, dining room with fitted storage and shelving, modern kitchen and utility/boot room. Upstairs provides master bedroom, bedroom two and family bathroom. On the second floor you will find an impressive attic room having undergone recent improvement with dormer & Velux windows making it a light & bright versatile room. To the rear, there is a very impressive well over 200ft garden which has lawn areas, gravel area, patio area for seating and shed for storage. This property must be viewed to fully appreciate all it has to offer.

Accommodation:

Entrance Hall:

Front door opens into the entrance with tiled flooring, radiator and doors into lounge & dining room.

Living Room:

With double glazed sash window, period stone fireplace and radiator.

Dining Room:

With double glazed sash window to rear, modern fitted storage cupboards with shelving, radiator and open through into:

Kitchen:

A modern kitchen having base units with work surfaces over, part tiled walls, one and a half bowl sink with drainer, free standing electric cooker, shelving, space for fridge/freezer, two double glazed windows to side and door into:





Utility/Boot Room:

With plumbing for washing machine, storage cupboards, wall mounted gas boiler, two double glazed window to side and rear and single glazed door out to garden.

First Floor:

Bedroom One:

A large double bedroom with attractive wood flooring having two double glazed sash windows and two radiators.

Bedroom Two:

With double glazed sash window to rear and radiator.

Bathroom:

With double glazed window to side, low flush W.C, wash hand basin, heated towel rail, storage cupboard, panelled bath with electric shower over.

Attic Room:

A versatile room which has undergone recent improvements providing two Velux windows and dormer window, storage into eaves. A fantastic space to be used as a guest space, home office or hobby room.

Outside:

The property has a fantastic garden reaching over 200ft long and provides mainly lawn areas with trees, gravelled area, shed for storage plus patio area for outdoor seating to enjoy the sun. There is gated side access which leads to the front of the property.

Agents note:

There is a right of access across the immediate rear of the property for the neighbouring properties. The owner of this property is a relation of a staff member of Chase Buchanan.

Tenure:

Freehold with vacant possession on completion.

Council Tax Band:

The property is a Band B with the amount payable for 2024/25 being £1719.16

Services:

All main services are connected.

Code: 11228 14/05/2024



Miscellaneous items

EPIC: D
Council Tax: B
Utilities: All main services
Authority: Wiltshire
Tenure: Freehold

Agents Notes

If any issue such as location, condition, proximity to amenities or requirements, communication, proximity to transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (PFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
 - * Access to exclusive mortgage products and deals
 - * Truly independent advice with access to approximately 130 mortgage lenders
 - * Face-to-face or telephone meetings at your convenience
 - * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
 - * Their dedicated team are by your side throughout the property-buying journey
- The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>(1) Excluding balconies and terraces</p> <p>Reduced bedroom (Below 1.5m/4.92ft)</p>	<p>Floor 1</p>  <p>Approximate total area⁸ 894.46 ft² 83.1 m²</p> <p>Reduced bedroom 36.86 ft² 3.42 m²</p>	<p>Floor 0</p> 
	<p>Floor 2</p> 	

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