



KINGSTONS



Woodmand

Holt, Trowbridge BA14 6RH

- End of Chain
- Spacious living room
- Backs onto green space
- Quiet, tucked away street
- Close to Bradford-on-Avon
- Three bedroom semi-detached
- Kitchen/diner with green views
- Ample parking with potential for more
- Popular village location in Holt
- Ideal home

£375,000 Freehold





Hallway

External door and window to front, window to side elevation, stairs to first floor and doors to living room and kitchen/diner.

Living Room

17'2" x 9'4"

Window to front and rear elevations with radiator.

Kitchen/Diner

23'4" x 17'1"

Fitted with a matching range of base and eye level units, ceramic sink, space for cooker with extractor hood over, space for washing machine and dishwasher, integrated fridge/freezer, under stairs storage cupboard, two radiators, window and sliding doors to rear and door to side porch.

Porch

7'5" x 2'5"

External door to side to driveway and storage cupboard.



WC

6'0" x 3'2"

Fitted with two piece suite comprising wash hand basin and WC with radiator and window to side elevation.

Landing

Window to rear elevation and doors to bedrooms, shower room and WC.

Bedroom One

11'4" x 12'6"

Window to front elevation, over stairs storage, radiator and fitted wardrobe surround.

Bedroom Two

9'0" x 11'1"

Window to front elevation, radiator, fitted wardrobes and over stairs storage.

Bedroom Three

8'1" x 8'1"

Window to rear elevation, storage cupboard with boiler and radiator.

Shower Room

5'8" x 8'0"

Walk in shower enclosure, wash hand basin, window to rear elevation and heated towel rail.

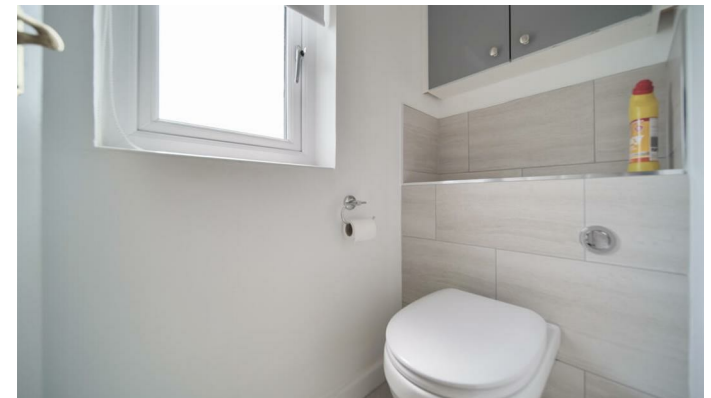
WC

2'8" x 5'7"

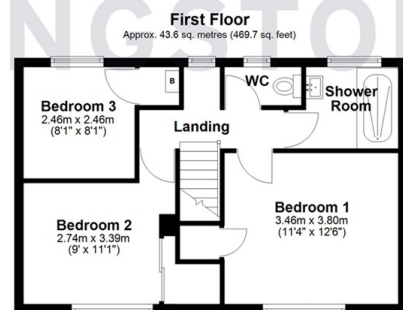
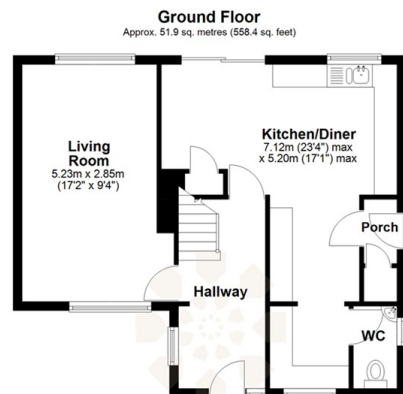
Separate WC with window to rear elevation.

Outside

Garage and driveway parking for approximately five vehicles linking to front garden and enclosed rear garden with side access.



Local Authority **Wiltshire**
Council Tax Band **B**
EPC Rating **D**



Total area: approx. 95.5 sq. metres (1028.1 sq. feet)



KINGSTONS
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

