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1 Longleat Road

Holcombe
BA3 5DY

£259,950



- A mature end of terrace village home with views
- Lounge dining room with open fireplace to front
- Attractive fitted kitchen to rear with walk in larder
- Handy ground floor cloakroom, gas ch and double glazing
- Fully enclosed and sunny south facing garden to rear
- Garavelled private drive for two vehicles to front







"A mature end of terrace village property located in no through road with convenient private parking and sunny enclosed garden".

The accommodation comprises entrance lobby with staircase to first floor and original panelled door into the lounge dining room with open fireplace. The kitchen is situated to the rear of the property providing attractive modern fitted units, the original enamel cooking range still exists and there is a traditional walk-in larder. Handy ground floor kitchen and door from kitchen onto garden.

On the first floor there are three bedrooms and a family bathroom with shower over bath. Gas central heating and double glazing.

Outside to front is a private gravelled driveway and side pathway leading to front door and gated access into garden. The rear garden is fully enclosed, south facing with patio, steps up to a lawn and large timber garden shed.

Tenure: Freehold.
Council Tax Band: B.







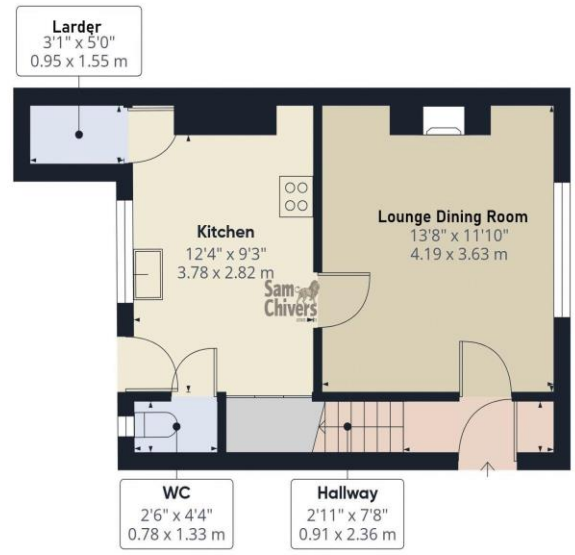


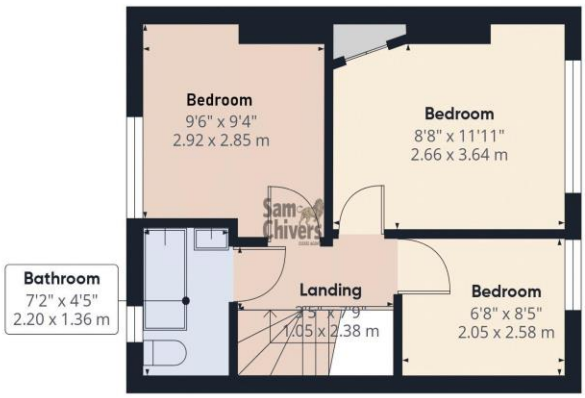














Approximate total area(1)

674 ft²

62.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

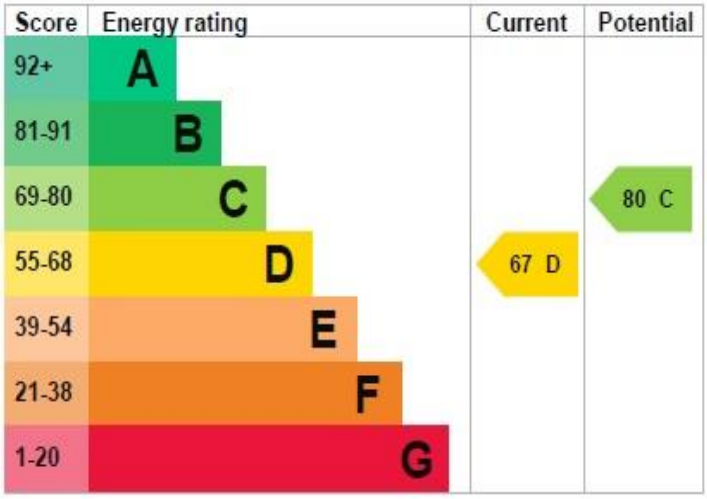
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Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.