



Lower Keyford, Frome

£219,995



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to book your viewing of this well placed family home, found a comfortable stroll from the town centre and amenities. Having undergone some updating works in recent years, the living accommodation comprises of two spacious reception rooms and a contemporary kitchen. Three well proportioned bedrooms are then found over the first floor, as well as the family bathroom. To the rear you find the generous garden housing an outbuilding providing storage space and an additional cloakroom. Contact Forest Marble to book your viewing today.

Situation

There is a local Co-op store and a primary school a short walk away. The town centre is also within easy reach by foot. From town centre is found less than a mile away on foot and is one of Somerset's finest artisan towns with a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, theatres, schools, college and a sports centre as you would expect. Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Road transport links will have you quickly out to the cities of Bath, Bristol & Salisbury, all well within reach.

Rooms

Entrance Hall

Stepping into the property, the entrance hall provides access to the lounge, dining room and stairs to the first floor landing.

6'4" x 10'11" (1.95m x 3.08m)

Lounge

Acting as the focal point of the room is an attractive fireplace with stone hearth and wooden surround, which is sure to be appreciated during cosy evenings. Large bay window to the front welcoming in plenty of natural light.
13'10" x 10'11" (3.99m x 3.08m) (max)

Kitchen

A contemporary kitchen comprised of a range of wall and base units topped by wood effect work surface with inset one and a half bowl sink drainer and electric hob with cooker hood over. Integrated eye level electric oven and space under the counter for your washing machine. Doors leading to the garden and dining room.
11'8" x 10' (3.60m x 3.05m) (max)

Dining Room

With French doors opening to the rear garden, this dining room is a bright and airy space ideal for accommodating your table and chairs to host family meals and dinner parties.
8'9" x 10' (2.71m x 3.05m) (max)

Landing

Reaching the top of the stairs, the landing provides access to all bedrooms and the bathroom.
12'2" x 15'4" (3.72m x 4.69m) (max)

Bedroom One

A spacious double bedroom overlooking the rear garden with recessed storage cupboard. Offering ample space to accommodate your large double bed amongst other pieces of bedroom furniture.
13'10" x 8'9" (3.99m x 2.71m) (max)

Bedroom Two

A further double bedroom this time positioned to the front of the property, ideal for a guest or teenager's room.
12'6" x 10'10" (3.84m x 3.08m)



Bedroom Three

A well proportioned bedroom which would be ideal as a comfortably sized office room if the additional bedroom space is not required.

7'8" x 9'1" (2.34m x 2.77m)

Front Garden

Mainly laid to lawn with a path leading to the front and side access.

Rear Garden

The large rear garden enjoys an area of patio where you can accommodate your garden table and chairs to sit back and enjoy a morning coffee or evening drink. Access to the outbuilding which provides storage space and additional cloakroom. The rest of the garden is then mainly laid to a generous stretch of lawn.

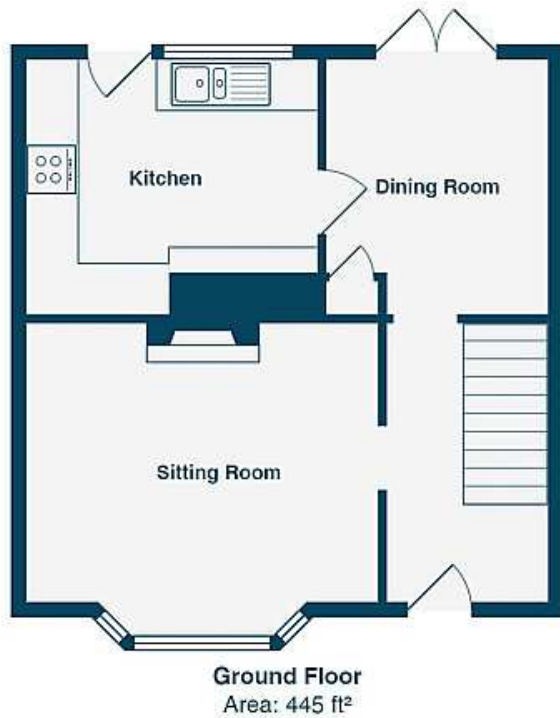
Agent Notes

This property is of non standard construction, however does have a PRC certificate of compliance. The loft of this property has spray foam style insulation. We are made aware that the property may include a flying freehold over a shared access footway. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.



Directions

From our offices turn right onto Wallbridge before turning left onto left onto Locks Hill. At the top continue across the traffic lights and onto Rossiter's Hill, then turn left onto Lower Keyford. The property will be found in a elevated position on your left hand side.



Total Area: 934 ft²

All measurements are approximate and for display purposes only

Forest Marble Ltd

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