



Robins Lane, Frome, BA11 3ES

£290,000

Council Tax Band B



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and then call Forest Marble 24/7 to book your viewing of this traditional three bedroom home which is offered for sale for the first time in over 50 years. Found close to Badcox and the various amenities on offer, the property is found within sensible walking distance of Frome Town Centre. The property occupies a generous plot with attractive gardens to both the front and rear whilst internally you find three bedrooms and two reception rooms. Use this link for the virtual reality tour <https://tour.giraffe360.com/robinslanefrome/>

What the Vendor Loves

Our client has loved this home since moving in shortly after getting married in 1965. She has always loved her neighbours and the friendly community feel of the neighbourhood. The size of the house has been great for raising a family and now for hosting them as guests when they come to stay. Being close to schools, shops and the town's conveniences continues to be a great draw of the property. Outside, the garden has always been a passion and offers a wonderful light for gardening throughout the year and is a regular visiting spot for local birds and wildlife. As the time now comes to down size there is much that will be missed about this home but importantly many years of happy memories to take away.

- Traditional Three Bedroom Home
- Close To Frome Town Centre
- Attractive Gardens
- Double Bedrooms
- Far Reaching Views
- Spacious Accomodation

Rooms

Entrance Hall

14'9" x 5'10" (4.54m x 1.55m)

Sitting Room

Gas Fire

11'9" x 12' (3.63m x 3.66m)

Dining Room

Gas fire

11'10" x 10'6" (3.38m x 3.23m)

Kitchen

8'10" x 7'4" (2.47m x 2.26m)

First Floor Landing

Loft access

8'3" x 5'10" (2.53m x 1.55m)

Bedroom One

11'10" x 12' (3.38m x 3.66m)

Bedroom Two

11'10" x 10'6" (3.38m x 3.23m)

Bedroom Three

8'10" x 7'6" (2.47m x 2.32m)

Bathroom

6'2" x 5'10" (1.89m x 1.55m)



Garden

To the front you have a fairly low maintenance garden with a selection of hydrangeas and flower beds as well as a path to the front door. A gate provides access to a sheltered bin store area which in turn leads to the rear garden. The generous rear garden is mostly laid to lawn with a gravel area and patio area off of the dining room. A selection of flowering plants will provide a burst of colour through the burst of colour through the spring and summer including a further range of hydrangeas. In the rear garden you find a block built garden shed which could become a home office or space to tinker whilst there is also a door to an outside WC and another block built outbuilding which is home to the boiler.

Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn right down to the round-a-bout at the top of Bath Street. Turning left along Christchurch Street West continue until you reach the next round-a-bout and take the first turning which will bring you onto Broadway, Turn right onto Robins Lane and the property will be found on your right hand side.

Agent Notes

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.





Forest Marble Ltd

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