



Berkley Road, Frome

Guide Price £650,000

Council Tax Band E Tax Price £2,499 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Forest Marble are excited to offer a rare opportunity to purchase a large family house in need of modernisation set on one of Fromes premier roads. Close to the town center and set on a large plot. The house offers multiple reception rooms, large kitchen, two conservatories, large entrance hall and upstairs you will find three equally large bedrooms including a dressing room / nursery. Outside you will find a level extensive garden which is a blank canvas for any budding garden designer, including an old swimming pool. Double garage and parking. To interact with the virtual tour please press the link <https://tour.giraffe360.com/berkleyroadfrome/>

Why You Will Love It

The property has been a true multi generational family home and the stories the family tell of growing up here are wonderful, providing so many happy memories. The house is ready for its next family to come and enjoy renovating the property and bringing it back to its former glories. With so much space on offer there is a multitude of possibilities including scope for extending to the side and rear, also the possibility of going up into the loft space (all subject to permissions).

- Family House in Need of Modernisation
- High Ceilings and Large Rooms
- Great Location
- Double Garage
- Large Garden with Old Swimming Pool
- Large Attic Space

Situation

Set within a very popular residential location within easy access of the local schools, the popular old showground field and walking down to the shops. Frome town itself is one of Somerset's finest artisan towns which boasts 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. However 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. Transport links will have you quickly out to the cities of Bath, Bristol & Salisbury.



Rooms

Entrance Hall

11'4" x 11'10" (3.47m x 3.38m)

Storage Room

5'5" x 2'7" (1.68m x 0.82m)

Kitchen

14'6" x 8'7" (4.45m x 2.65m)

Dining Room

13'2" x 11'9" (4.02m x 3.63m)

Living Room

20'8" x 12'10" (6.34m x 3.69m)

Reception Room

11'10" x 12'10" (3.38m x 3.69m)

Conservatory Rear

13'3" x 11'9" (4.05m x 3.63m)

Conservatory Front

10' x 7' (3.05m x 2.13m)

WC

2'5" x 4'7" (0.76m x 1.43m)

Landing

5'4" x 8'7" (1.65m x 2.65m)

Bedroom 1

12'10" x 12'10" (3.69m x 3.69m)

Dressing Room / Nursery

7'10" x 12'10" (2.16m x 3.69m)

Bedroom 2

11'11" x 12'11" (3.39m x 3.69m)

Bedroom 3

12' x 12' (3.66m x 3.66m)

Bathroom

5'8" x 8'8" (1.77m x 2.68m)

WC

5' x 3' (1.52m x 0.91m)

Double Garage

16'10" x 16'3" (4.91m x 4.97m)

Parking

Found in front of the garage

Rear Garden

Mainly laid to lawn with patio area, raised area with old swimming pool with pump house to the side. Array of shrub and herbaceous borders.

Directions

Turning left onto Wallbridge from our offices take a left onto New Road at the traffic lights and follow onto Rodden Road. At the traffic lights turn left onto Berkley road and the property will be found on your right hand side.

Agents 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





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