



Lichen Road, Frome

£295,000

Council Tax Band C Tax Price £1,824 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual tour and call Forest Marble 24/7 to book your viewing of this modern town house on the fringes of Frome. The property is beautifully presented with bespoke decorating and flooring and has been under the same careful ownership from new. There are plenty of options as to how you might utilise the rooms in this property as it allows ample space for home office or guest bedrooms, and also benefits from en-suite facilities to main bedroom on the upper floor. To the rear you have a sunny, landscaped garden with seating areas and artificial grassed lawn. On the side of the house you have tandem driveway parking. To view with the virtual reality tour please follow this link: [Click Here](#)

What Our Vendor Loves

Our sellers tell us that they have loved living on Lichen Road. The estate has been a great place to raise their two boys, and that they have made lots of friends that live in the area and play in the park nearby. Similarly, it is a great place to have pets, with dog walks a couple of minutes from the front door. We are also told that the location surprised them in how quiet it is, particularly at night, and that from the garden you hear very minimal noise when they are outside during the summer. Internally the home is modern and very well appointed, with fitted appliances and it is fairly low maintenance. This has all added to peace of mind during their time here. They have enjoyed the family living space and having three double bedrooms.

- Modern Town House
- Three Bedrooms
- En-Suite Facilities
- Convenient Driveway Parking
- Outstanding Condition
- Potential to Buy Freehold



Rooms

Entrance Porch

4'3" x 3'7" (1.31m x 1.13m)

Living Room

14'7" x 11'9" (4.48m x 3.63m)

Kitchen Diner

7'8" x 11'8" (2.38m x 3.60m)

Cloakroom

3'7" x 4'3" (1.13m x 1.31m)

First Floor Landing

10'8" x 2'9" (3.29m x 0.88m)

Bedroom Two

8'8" x 11'8" (2.68m x 3.60m)

Bedroom Three

7'9" x 11'10" (2.41m x 3.38m)

Family Bathroom

7'9" x 5'6" (2.41m x 1.71m)

Upper Floor Landing

3'10" x 3'2" (0.94m x 0.98m)

Bedroom One

12'9" x 8'6" (3.93m x 2.62m)

En-Suite

5'2" x 11'2" (1.58m x 3.41m)

Directions

from our offices turn left onto Wallbridge, cross the traffic lights and turn right at the roundabout. Continue past the Asda store entrance and up the hill. As you enter the estate you will go around a left hand bend. Proceed around the bend and turn right onto Lichen Road. The property will be on your left hand side.

Agent Notes

This property is leasehold and subject to a ground rent of £150 per annum and an estate management charge of £187 per annum. 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.





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