



Locks Hill, Frome

oieo £300,000

Tax Price £2,015 pa



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this extended three bedroom home that is located in close proximity to the centre of Frome on a popular residential road, surrounded by a variety of both period and modern properties. The house itself has been extended in the past and now offers generous living space over two floors. The ground floor has two large reception rooms, a kitchen, and conservatory style sun room in addition to ground floor shower room. Three bedrooms on the upper floor are of good size. Externally the house benefits from a large corner plot with garden space to three sides. This could offer scope for further development of the house given relevant planning and permissions. In fact, there is scope here to add value whether extending in the future or updating the property in its current guise. Driveway parking and garage are found to the rear of the plot. To interact with the virtual reality tour please follow this link:

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Situation

You will find yourself within convenient walking distance of nursery & primary schools, train station, post office, and number of supermarkets. Secondary schools and Frome College are a little further on foot, but are also readily accessible from here. A short stroll will take you into the main town centre itself. Frome 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 might 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 onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

- Large Corner Plot
- Semi-Detached House
- Three Bedrooms
- Garden to Three Sides
- Garage and Parking
- Scope to Add Value



Rooms

Sitting Room

12'9" x 17'10" (3.93m x 5.21m)

Living/Dining Room

9'4" x 16'11" (2.86m x 4.91m)

Kitchen

11'7" x 9'5" (3.57m x 2.90m)

Sunroom

6' x 21'3" (1.83m x 6.49m)

Shower Room/WC

6'10" x 5' (1.86m x 1.52m)

Store

7'5" x 7'7" (2.29m x 2.35m)

First Floor Landing

9'6" x 3'8" (2.93m x 1.16m)

Bedroom One

13' x 10'4" (3.96m x 3.17m)

Bedroom Two

10'8" x 9'9" (3.29m x 3.02m)

Bedroom Three

7'8" x 7' (2.38m x 2.13m)

Bathroom

6'4" x 6'6" (1.95m x 2.01m)

Garage and Parking

Single driveway parking space leading to single garage.

Directions

From our office turn right onto Wallbridge and proceed to the traffic lights. Fork left at the lights and the property will be found shortly on your left hand side on the corner of Locks Hill and Butlers Gardens

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.





Approximate total area^m
1150.36 ft²

Reduced headroom
4.5 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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