



15 New Road, Frome, BA11 5HS



A beautifully presented 5 bedroom, 2 bathroom town house with a westerly facing garden and garage offered with no forward chain.

- Flexible accommodation
- Sitting/dining room
- Study
- Arranged over 3 floors
- Less than a mile away from Frome town centre
- Less than ½ mile from Frome train station
- Driveway parking and garage
- Gas fired central heating
- Double glazed
- Stylish decor
- No chain

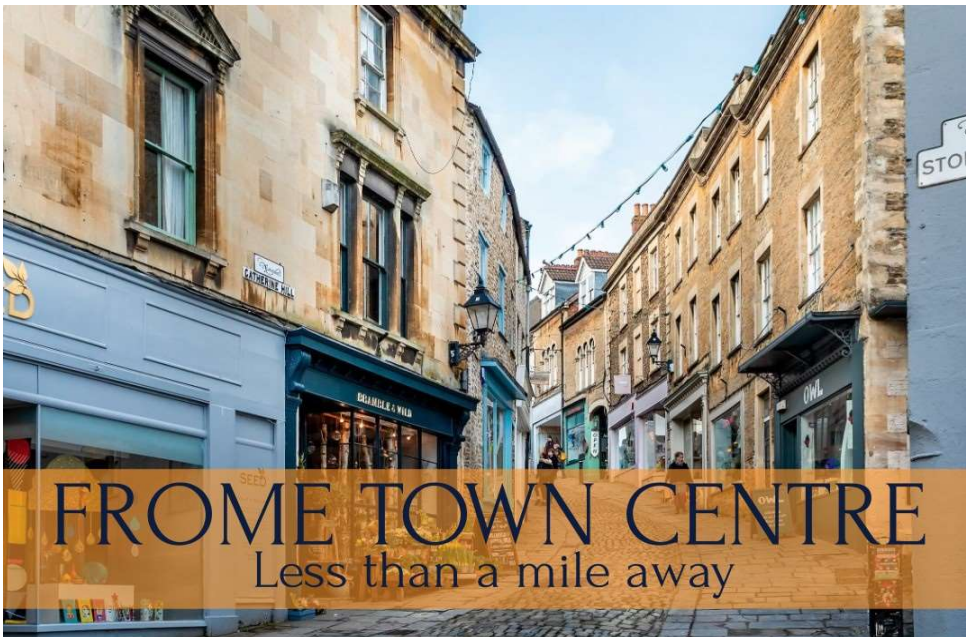
ASKING PRICE:

£340,000 (Freehold)

EPC RATING:

Band - C





LOCATION

The property is located on the edge of Frome. A short walk along the banks of the River Frome and through Rodden Meadow nature reserve lead into the town centre. Frome is an historic market town surrounded by open countryside with a thriving community and it offers a wealth of independent shops and amenities. There are a number of schools close by together with the Train Station with a direct link to Paddington, London. The larger cities of Bath and Bristol are within commuting distance.

THE PROPERTY

Built circa 2005 this modern three storey town house offers great flexibility, perfect for a family or those requiring home working space. Formerly arranged with 4 bedrooms and a first floor sitting room there is potential to alter the layout.

The accommodation briefly comprises, an entrance hall with stairs rising to the first floor with a fitted cupboard under. The cloakroom has a wc and wash basin. The large sitting/dining room is dual aspect with double doors giving access to the garden. An archway connects to the kitchen which offers a good range of base and eye level units with a fitted oven and hob. There is a space for a fridge/freezer, washing machine and tumble dryer/dishwasher.

On the first floor are three bedrooms and the study. Bedroom 3 has double doors and a Juliet balcony overlooking the garden. On the second floor are two further bedrooms, including bedroom one which has an en-suite shower room. The family bathroom has a three-piece suite.

OUTSIDE

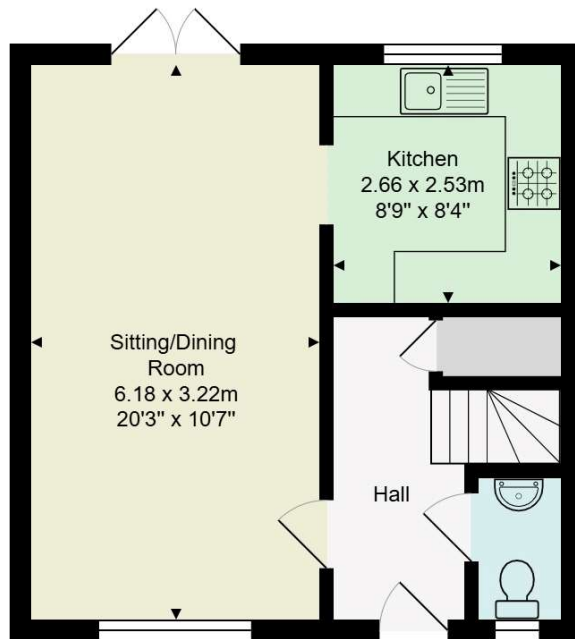
There is an attractive, low maintenance garden to the rear with a generous patio terrace and shingle garden with planted borders. There is direct access to the garage (5.11m x 2.52m) situated behind the property along with the driveway parking in front of the garage.

ADDITIONAL INFORMATION

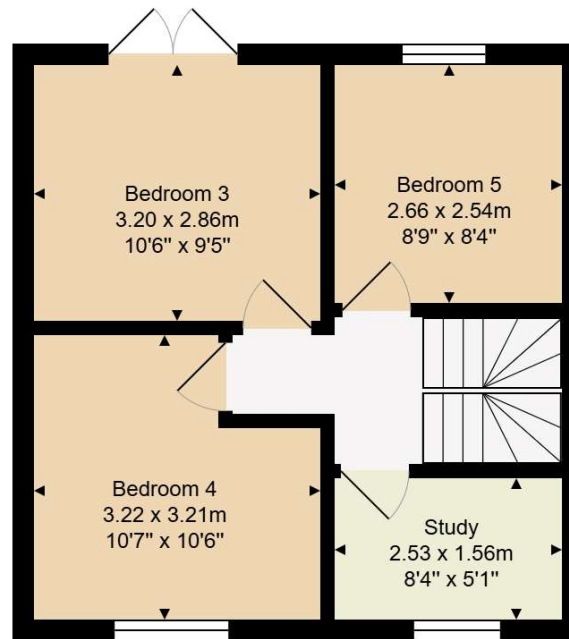
Council tax – D

Estate charge - £300 PA approximately

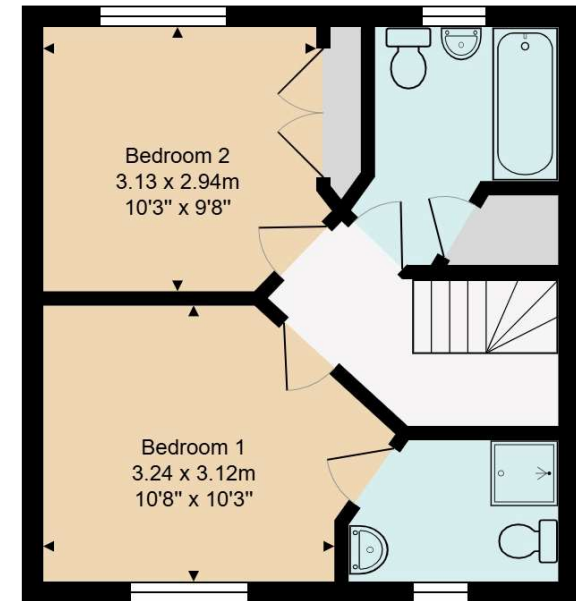
Note – As per the estate agents act an interest is declared. The sellers are acquainted with Hardwick Estate Agents.



Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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