



Oakfield Road, Frome,

£425,000 Council Tax Band B Tax Rate £1,896 per annum



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing at Oakfield Road, a gorgeous mid terrace character cottage that boasts extensive gardens that seem to just go on and on! The internal accommodation is laid out across three floors and includes a lounge, separate dining room, and a semi open plan kitchen and breakfast room to the rear aspect. On the upper two levels you will find three bedrooms and a fitted bathroom suite. Externally the rear garden is indeed impressive and runs from the back of the house, through a variety of areas including lawns, planted beds and veg patches, to a detached garage at the far end of the plot with vehicle parking beyond. This is a beautiful period home that will certainly catch the eye of green fingered buyers. To view the virtual tour please follow this link: [Click Here](#)**

### **What Our Vendor Loves**

"I have lived in this home for 30 years and have been extremely happy and will certainly miss living here. There is a lovely warm community spirit in the terrace and the neighbours are really friendly and helpful. The garden is west facing and has sunshine from mid morning right through to late evening and is an ideal place for BBQs and outdoor get togethers with family and friends or relaxing with a good book. The location is ideal as it is convenient for local shops, a short walk to town or for a stroll across nearby fields. There is a bus stop just a minute away with a direct route to town and to Bath city centre."

### **Key Features**

- Character Home**
- Three Bedrooms**
- Extensive Garden**
- Garage and Parking**
- Close to Schools**
- Access to rural walks**



## Rooms

### Entrance Hallway

3'1" x 15'9" (0.94m x 4.80m)

### Living Room

9'10" x 12'11" (3.00m x 3.94m)

### Dining Room

10'4" x 9'11" (3.15m x 3.02m)

### Kitchen

13'8" x 10'2" (4.17m x 3.10m)

### First Floor Landing

5'2" x 6'0" (1.58m x 1.83m)

### Bedroom One

13'3" x 12'11" (4.04m x 3.94m)

### Bedroom Three

6'2" x 9'8" (1.88m x 2.95m)

### Bathroom

6'8" x 9'10" (2.03m x 3.00m)

### Second Floor Landing

5'2" x 2'8" (1.58m x 0.81m)

### Bedroom Two

12'4" x 16'0" (3.76m x 4.88m)

### Garage

11'11" x 24'11" (3.63m x 7.60m)

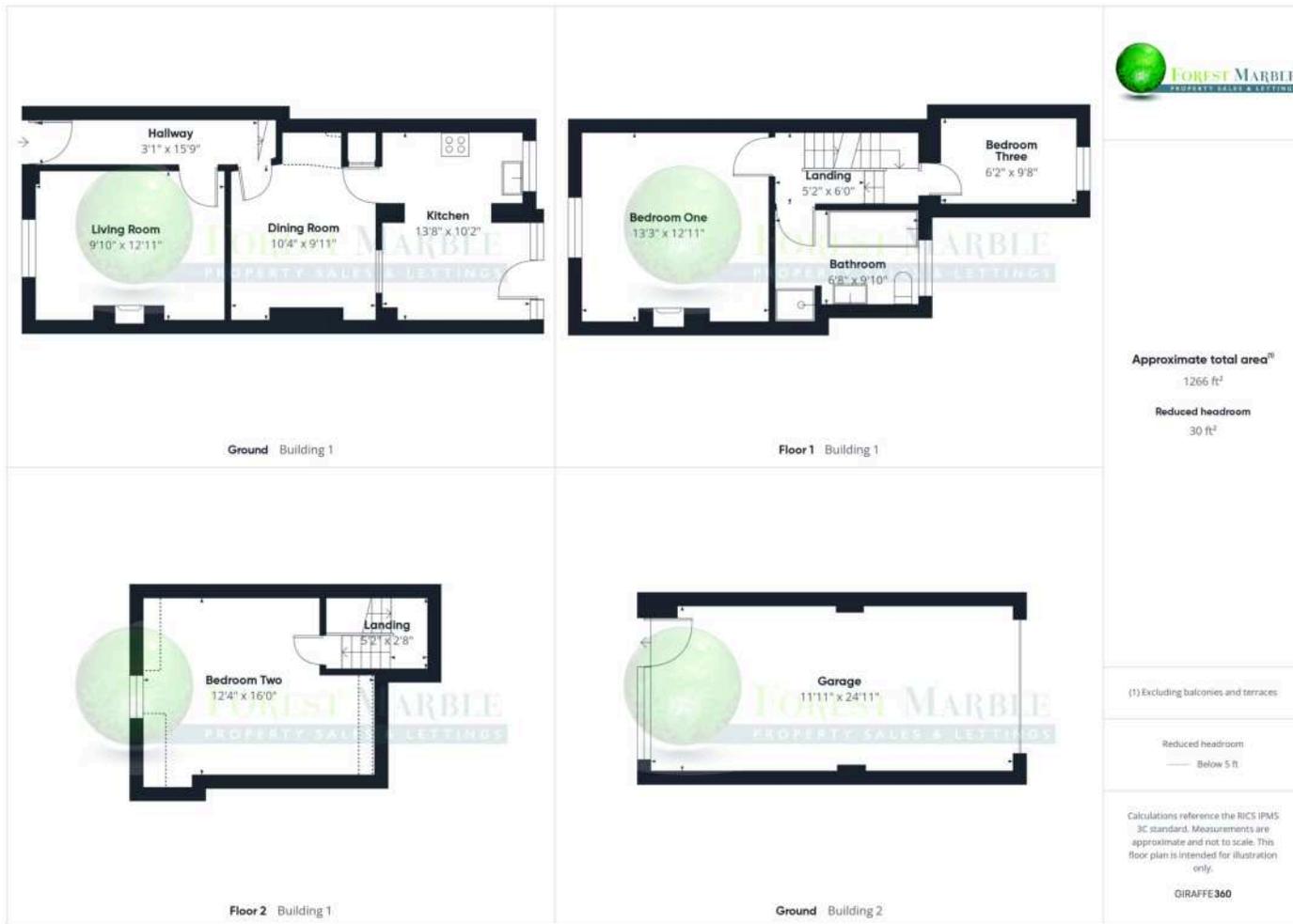
## Directions

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

## Agent Notes

Additional material information may be available from the agent. 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 outcome 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 want from your estate agent.





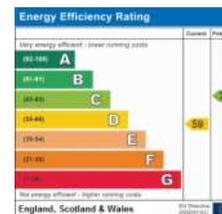
## Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

Email: [aaron.blaney@forestmarble.co.uk](mailto:aaron.blaney@forestmarble.co.uk)



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.