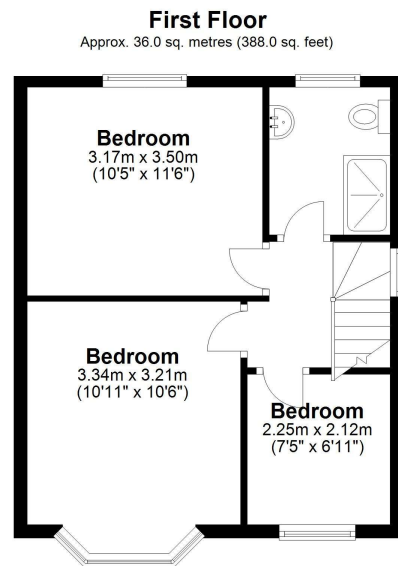
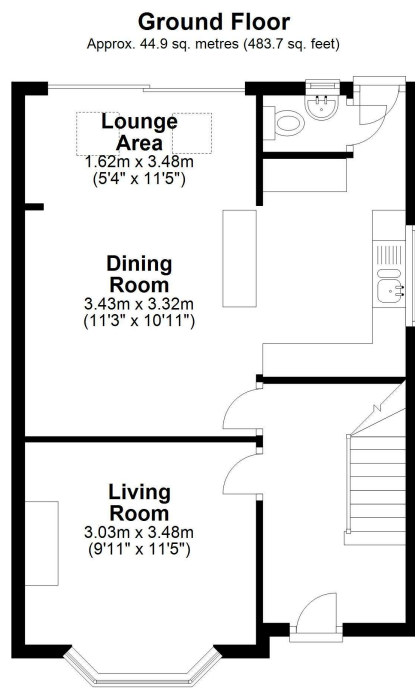




McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 81.0 sq. metres (871.7 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.
 Plan produced using PlanUp.

30 Windsor Crescent, -

Directions: From our offices in the Market Place proceed to the top of North Parade. Take the turning right into Berkley Road and then right again into Windsor Crescent where the property will be found on the left hand side.

www.mcallistersestateagents.co.uk



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

***A beautifully presented, extended 1930s three-bedroom semi-detached house*
 Sitting Room with a woodburning stove*
 Open-plan kitchen/dining/family room with a comprehensive range of fitted kitchen units and integrated appliances*
 Ground floor cloakroom in addition to a first floor shower room*
 Off-road parking and landscaped gardens to the rear measuring 75' x 27' *
 Attractive setting less than a quarter of a mile from the Town Centre.**

- **ENTRANCE HALL, BAY WINDOW SITTING ROOM,**
- **KITCHEN/DINING/FAMILY ROOM, CLOAKROOM,**
- **FIRST FLOOR LANDING, THREE BEDROOMS,**
- **SHOWER ROOM, PARKING AND GARDENS**

Situation: The property lies within this attractive residential area which is less than a quarter of a mile from the town centre. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: This attractive bay-windowed 1930s semi-detached house has been the subject of extensive work over the last four years including a rear extension and re-configuration to create a superb 'L'-shaped open-plan kitchen/dining/family room with double glazed sliding patio doors onto a landscaped rear garden. The kitchen has a range of integrated appliances and there is a downstairs cloakroom in addition to a first floor shower room. The sitting room has a woodburning stove and directly above it is the principal bedroom which also has a bay window. Providing stylish accommodation throughout this property provides a comfortable family home with a generous-sized garden.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part-glazed front door with obscure double glazed side panels, LVT flooring, radiator, staircase rising to the first floor, understairs utility cupboard with space and plumbing for a washing machine and door to:

Sitting Room: 11'5" x 10'0" plus a bay window to the front. With double glazed windows, stripwood floor and an open fireplace with a woodburning stove and wooden beam, fitted matching oak shelves to either side of the chimney breast. Radiator.

Kitchen/Dining/Family Room: 17'8" x 17'7" maximum narrowing to 10'10" This superb 'L'-shaped room has a comprehensive range of fitted kitchen units comprising a porcelain one and a half bowl single drainer sink, monobloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan-assisted double oven, gas five-ring hob, a combination oven/microwave, integrated fridge and freezer, full-sized dishwasher, wall cupboard units incorporating an extractor hood, two contemporary radiators, further large pantry cupboard within the dining room, LVT flooring, part-vaulted ceiling with two double

glazed roof lights, large double glazed sliding patio doors to the rear, double glazed window to the side and access through to a lobby area with double glazed window to the rear and access to:

Cloakroom: with a low level WC, vanity washbasin, chrome-finish vertical towel rail/radiator and double glazed window to the rear.

Landing: With a double glazed window to the side, access to an insulated and partly boarded roof space with light connected, doors to:

Bedroom One: 11'0" x 10'6" With a double glazed bay window to the front and a radiator.

Bedroom Two: 11'6" x 10'5" With a radiator, double glazed window to the rear and a laundry cupboard.

Bedroom Three: 7'6" x 7'0" With a radiator, double glazed window to the front and built-in cabinets with shelving and work surface.

Shower Room: With a stylish suite comprising a walk-in shower enclosure with overhead rain shower and separate hand shower, low level WC, vanity wash basin, retro-style tiling to half-height, vertical towel rail/radiator and an obscure double glazed window to the rear.

Note: The internal doors to the first floor are the original doors which have been stripped and have the original brass door furniture.

Outside: To the front of the property is a concrete driveway adjacent to which is an area laid to lawn, access to the front door and access to the side via a wooden gate to a gravelled area with an outside power supply, porcelain patio and extensive area of lawn with wooden decking area positioned for the afternoon sun, a wooden garden shed, flowerbeds, shrubs and established trees and bushes. To the bottom of the garden is a further gravelled area. The top of the garden is a particular feature of the property and measures approximately 70' in length x 27' in width.

Viewing by appointment through the selling agents McAllisters: 01373 453592

