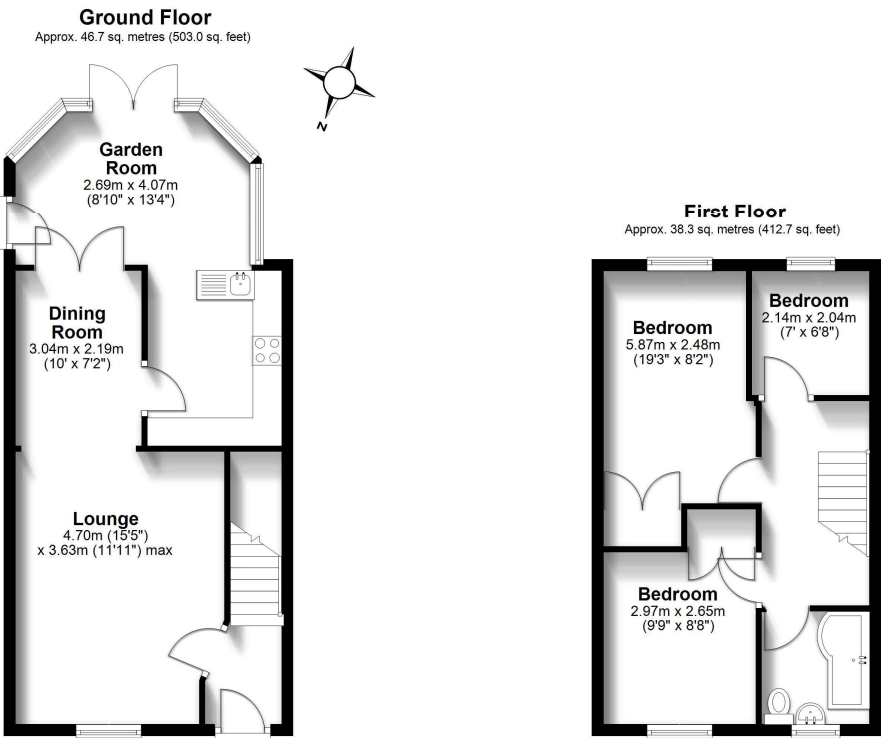




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 85.1 sq. metres (915.7 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 an 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 lease contact the appropriate agent for clarification
Plan produced using PlanUp.

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout turn left into Christchurch Street East at the next roundabout take the second left into Garsdale and then right into Rivers Reach bearing left and then right, left again and the property will be found on the left hand side.

65 Rivers Reach, -

www.mcallistersestateagents.co.uk



McAllisters is a trading name of Haines and Associates Limited, registration no 09918653.
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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 well-presented three bedroom modern semi-detached house*Three reception rooms including a double glazed garden room with access onto a landscaped rear garden*Attractive cul-de-sac setting a short distance from the town centre and less than 1/2 mile from the railway station*Single garage and parking space

Situation: The property lies within an established cul-de-sac less than 1/4 mile from the town centre. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The railway station lies a little under half a mile and the Georgian city of Bath approximately 13 miles.

Description: This well-presented three semi-detached house has gas fired central heating to radiators and upvc sealed double glazed windows. An almost full length garden room creates a third reception room which is accessed from the kitchen and dining room and has French doors onto a landscaped rear garden which incorporates a terraced area and steps to a raised gravel area with a flower bed. Beyond this is a single garage and a parking space.

Accommodation: All dimensions being approximate.

Entrance Hall: With a upvc sealed double glazed front door, radiator, staircase rising to the first floor and a door to:

Lounge: 15'5x12' maximum. With an electric fire with a decorative surround, marble hearth and slips, understairs storage cupboard, radiator, double glazed window to the front and archway through to:

Dining Room: 9'11"x7'2" With a radiator, sealed double glazed French doors onto the garden room and door to:

Kitchen: 9'11"x7'8" With a range of Shaker style fitted units incorporating a one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath incorporating an electric fan assisted oven and gas four ring hob, dishwasher, fridge and freezer. Eye level cupboard units incorporating a stainless steel splashback and extractor hood and cupboard housing a gas fired boiler supplying domestic hot water and central heating to radiators. Radiator and access through to:

Garden Room: 13'5 maximum x 8'10" Of upvc sealed double glazed construction with a half glazed side door and double, sealed double glazed French doors onto the rear garden. Radiator.

- **ENTRANCE HALL, LOUNGE, DINING ROOM,**
- **KITCHEN, GARDEN ROOM, FIRST FLOOR, LANDING,**
- **THREE BEDROOMS, BATHROOM,**
- **LANDSCAPED REAR GARDEN, SINGLE GARAGE**
- **PARKING SPACE**

First Floor:

Landing: With an airing cupboard with slatted shelves and a factory lagged, pressurised hot water cylinder, access to an insulated roof space, radiator and doors to:

Bedroom 1: 13'5" maximum x 8'7" With a double glazed window to the rear, radiator and built-in double wardrobes.

Bedroom 2: 9'9"x8'8" With a double glazed window to the front, radiator and a built-in double wardrobe.

Bedroom 3: 7'x6'6" With a radiator and a double glazed window to the rear.

Bathroom: With a white suite comprising a shower bath with adjacent ceramic wall tiling, overhead rain shower and separate hand shower, glazed screen, vanity wash basin with cupboards beneath, low level WC, chrome finish vertical towel rail/radiator and an obscure double glazed window to the front.

Outside: To the rear of the property is a landscaped garden measuring approximately 25' deep by a maximum width of 15'6" comprising a paved terrace with brick walling and steps leading to a further gravelled area with flower beds. The garden affords a good degree of privacy and enjoys a south easterly aspect.

Parking: Beyond the property to the rear is a single garage with a metal up and over door and single parking space to the front.

