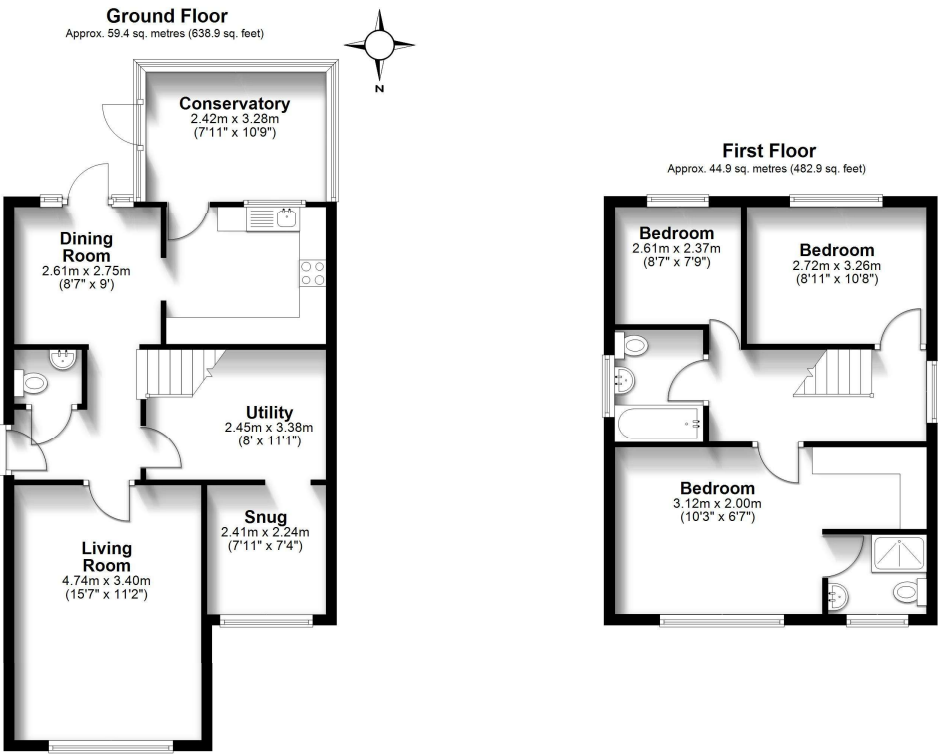




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 104.2 sq. metres (1121.8 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 please contact the appropriate agent for clarification

Plan produced using PlanUp.

Directions: From our offices in the Market Place proceed to the top of North Parade taking the turning right into Berkley Road at the traffic lights carry straight across and then take the turning left into Forest Road and then second left into Nightingale Avenue where the property will be found immediately on the left hand side.

1 Nightingale Avenue, -

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 good sized three-bedroom detached house*Two reception rooms in addition to a study/snug*Separate utility room in addition to a fitted kitchen with integrated appliances*Downstairs cloakroom, First floor family bathroom and en-suite shower room to the principal bedroom*No onward chain.**

Situation: Situated on the popular Bath side of the town the property lies a short distance from a small parade of shops including a Tesco Express and Pharmacy. The property is situated close to the Selwood Middle School and Frome College and the town centre lies approximately 1 mile. 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 13 miles.

Description: Believed to have been built in the 1980's originally designed as a four bedroom house the property offers three bedrooms with the principal bedroom having an en-suite shower room and dressing area. It could be converted into a four bedroom with relative ease (subject to the usual planning consent). The former integral garage has been converted to create a study/snug off which there is a separate utility room in addition to the fitted kitchen. The property has UPVC sealed double-glazed windows, gas fired central heating to radiators and PV cells which belong to the property and provide subsidised electricity and a payment to the owner from the national grid. The property is sold with the benefit of no onward chain and has an enclosed south facing rear garden.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part UPVC sealed double-glazed front door and obscure double-glazed side panel, staircase rising to the first floor, radiator and door to:

Cloakroom: With a low-level WC, wash basin, single radiator and an obscure double-glazed window to the side.

Lounge: With a double-glazed window to the front, radiator and gas living flame fire with a decorative surround.

Utility Room: With a radiator, space and plumbing for a washing machine and tumble drier together with space for a fridge/freezer. Wall mounted Gloworm gas fired boiler supplying domestic hot water and central heating to radiators. Access through to:

Study/Snug: With a double-glazed window to the front.

Dining Room: With a radiator, double-glazed French door and windows to the rear. Archway through to:

Kitchen: With a range of cream coloured fitted units with contrasting work surfaces comprising a one and a half bowl single drainer scratch resistant sink, adjacent work

- **ENTRANCE HALL, CLOAKROOM, LOUNGE**
- **UTILITY ROOM, STUDY/SNUG, DINING ROOM**
- **KITCHEN, FIRST FLOOR, LANDING**
- **PRINCIPAL BEDROOM WITH DRESSING AREA AND**
- **EN-SUITE SHOWER ROOM* TWO FURTHER BEDROOMS**
- **FAMILY BATHROOM, PARKING**
- **ENCLOSED SOUTH FACING REAR GARDEN**

surfaces with drawers and cupboards beneath and incorporating a gas four ring hob and electric oven. Space and plumbing for a dishwasher, wall cupboard units incorporating an extractor hood. Radiator, double-glazed window and a half-glazed door to:

Conservatory: Of UPVC sealed double-glazed construction and with a French door onto the rear garden.

First Floor:

Landing: With a radiator and a double-glazed window to the side, airing cupboard with an immersion heater fitted to a factory lagged hot water cylinder. Doors to:

Principal Bedroom: With a radiator, a double-glazed window to the front, built-in drawers, dressing area with built-in wardrobes, mirror and access through to:

En-Suite Shower Room: With a tiled shower enclosure with a wall mounted electric shower, vanity wash basin, radiator and an obscure double-glazed window to the front.

Bedroom 2: With a radiator and double-glazed window to the rear.

Bedroom 3: With a radiator and double-glazed window to the rear.

Bathroom: With a panelled bath with adjacent ceramic wall tiling and shower attachment. Double glazed shower screen, pedestal wash basin, low level WC, radiator and an obscure double-glazed window to the side.

Outside: The property is approached via a concrete driveway providing parking for at least two cars and with pathway access to both sides of the house in turn leading to the:

Rear Garden: Which enjoys a southerly aspect and comprises a paved patio, lawn, gravelled area, established trees and shrubs together with a pond and a wooden summer house.

