

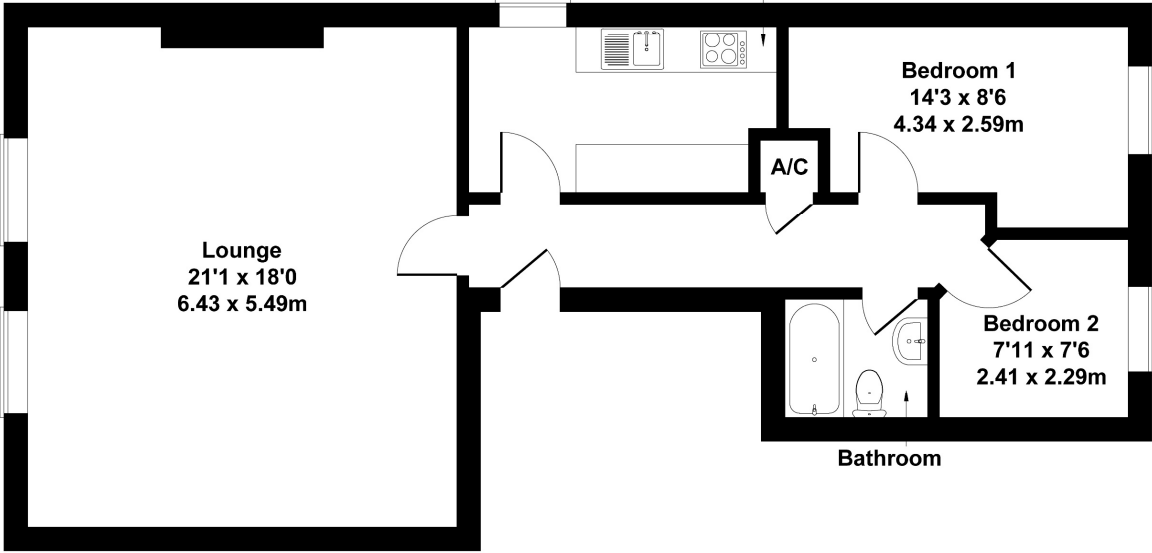


McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T: 01373453592
E: info@mcallistersestateagents.co.uk



72B Selwood Road, Frome BA11 3BP

Approximate Gross Internal Area
769 sq ft - 71 sq m
Kitchen
12'11 x 7'0
3.94 x 2.13m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Directions: From our offices proceed to the top of Bath Street at the roundabout bear right into Christchurch Street West through the traffic lights and at the roundabout take the second exit into Vallis Way and then almost immediately right into Selwood Road and the property will be found on the right-hand side just before the junction with Trinity Street.

www.mcallistersestateagents.co.uk



McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

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 first floor, two-bedroom flat*Generous sized southeast facing living room*Fitted kitchen/breakfast room with an integrated oven, hob, extractor hood and a slot-in washing machine*Electric heating, allocated single parking space within the popular Trinity area of Frome*No onward chain*Ideal investment opportunity.**

Situation: The property lies within the popular Trinity conservation area of Frome which is conveniently located providing easy access to the town centre which has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Forming part of an older property this first floor two-bedroom flat has a generous sized southeast facing lounge/dining room overlooking a small, shared garden area and the beautiful roof tops of the Trinity conservation area. There are two bedrooms of which one will take a double sized bed, a bathroom with electric shower and a kitchen/breakfast room which has a range of modern fitted units and incorporates an electric oven, ceramic hob, extractor hood and a fridge/freezer. Providing an ideal lock up and leave, first time purchase or investment the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Communal Entrance Hall: With a staircase rising to the first floor and door to:

Private Entrance Hall: With a night storage heater, airing cupboard with immersion heater fitted to a factory lagged hot water cylinder. entry phone and access to:

Lounge/Dining Room: With a sash window to the rear, deep windowsill and two night storage heaters.

Kitchen/Breakfast Room: With a range of modern units comprising a stainless steel sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted

- **COMMUNAL ENTRANCE HALL, PRIVATE ENTRANCE HALL,**
- **LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM,**
- **BATHROOM, TWO BEDROOMS,**
- **ALLOCATED SINGLE PARKING SPACE AND SHARED GARDEN**

oven, ceramic four ring hob, extractor hood, slot-in washing machine, space for a breakfast table and a double-glazed window to the side.

Bedroom 1: With an electric panel radiator and sash window to the front.

Bedroom 2: With an electric panel radiator and a sash window to the front.

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, wall mounted electric shower and glazed shower screen, low level WC, vanity wash basin with a tiled splash and an electric vertical towel rail/ radiator.

Outside: There is a single parking space to the rear accessed via a driveway to the side of the house and a small, shared garden area.

Tenure: The property is held on a 999 year lease which commenced in 1990 with a maintenance charge of approximately £40.00 a month and a ground rent of £25.00 per annum.

