



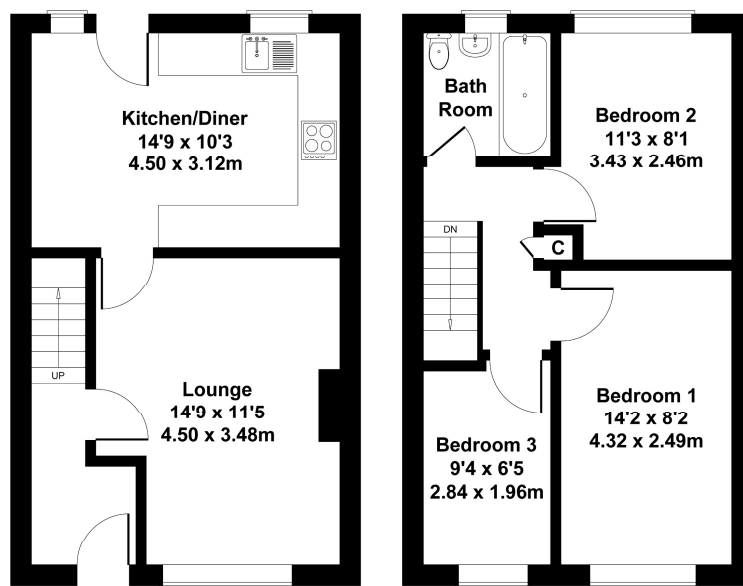
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24 Wren Close, Frome, BA11 2UZ

Approximate Gross Internal Area
 752 sq ft - 70 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

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. 2026

Directions: From our offices in the Market Place proceed to the top of North Parade, take the turning right into Berkley Road at the traffic lights carry straight across into Berkley Road at Clink turning left into Forest Road and then left again into Nightingale Avenue following the road around and eventually taking the turning right into Wren Close and the property will be found towards the end of the cul-de-sac on the right hand side.

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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 semi-detached house* Fitted kitchen with an integrated oven, hob and extractor hood*Enclosed rear garden with an outbuilding and an adjacent rear parking in addition to parking to the front of the house*Cul-de-sac location on the popular Bath side of the town.**

- **ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM**
- **FIRST FLOOR, LANDING, BATHROOM**
- **THREE BEDROOMS**
- **PARKING TO THE FRONT**
- **ENCLOSED REAR GARDEN WITH AN ADJACENT PARKING SPACE.**

Situation: The property lies within a cul-de-sac location a short distance from a small parade of shops including a Tesco Express, Pharmacy and Fish & Chip shop. The town centre lies approximately 1 mile and 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: This well-presented three-bedroom semi-detached house offers comfortable family accommodation arranged over two floors. The property has a fitted kitchen/dining room with integrated oven and hob and access onto an enclosed rear garden with an a pergola and shed, and an adjacent parking space. To the front of the property there is adequate parking for two vehicles together with an EV car charger.

Accommodation: All dimensions being approximate.

Entrance Hall: With an obscure double-glazed front door, radiator and a staircase rising to the first floor. Door to:

Lounge: 14'9"x11'5" With a radiator, double glazed window to the front, laminate floor and a decorative fireplace and surround. Door to:

Kitchen/Dining Room: 14'9"x10'3" With a comprehensive range of fitted units comprising a stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted oven and gas four ring hob with extractor hood, wall cupboard units, space and plumbing for a slimline dishwasher and washing machine, space for a fridge/freezer. Wall mounted Worcester gas fired boiler supplying domestic hot water and central heating to radiators, understairs storage cupboard, ceramic tiled floor, radiator, double glazed window to the rear and a double-glazed door to the rear garden.

Landing: With access to an insulated roof space, linen cupboard and doors to:

Bedroom 1: 14'2"x8'2" With a laminate floor, radiator and a double-glazed window to the front.

Bedroom 2: 11'3"x8'1" average. With a radiator and a double-glazed window to the rear.

Bedroom 3: 9'4"x6'5" With a radiator and a double-glazed window to the front.

Bathroom: With a modern white suite comprising panelled bath with a shower attachment and adjacent ceramic wall tiling, vanity wash basin, low level WC, radiator and an obscure double-glazed window to the rear.

Outside: To the front of the property is a blocked paved area providing parking for two cars with an electric car charging point. To the rear of the property is an area of garden measuring 37'3"x19'3" with a side pedestrian gate, full width paved patio with steps leading to an area laid to lawn beyond which is a timber decking area and garden shed. The decking area is covered by a wooden pergola and there is a further side gate with an allocated single parking space. The garden enjoys a south easterly aspect and affords a good degree of privacy.

