

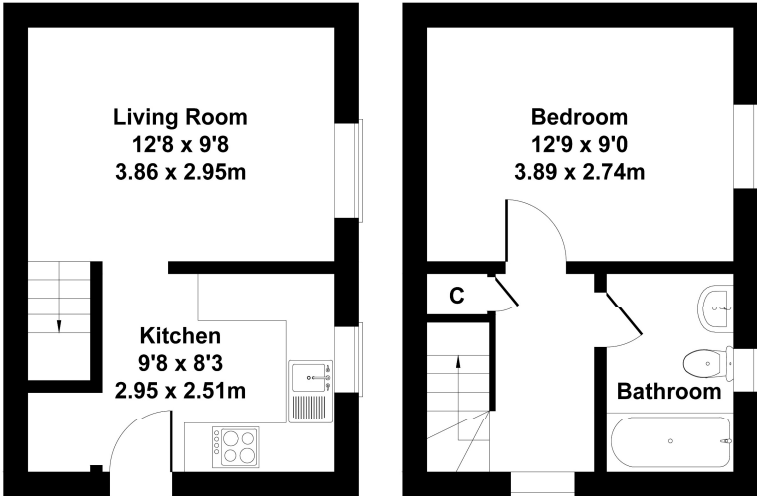


McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T : 01373453592
E : info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

10 Croscombe Gardens, Frome BA11 2YF
Approximate Gross Internal Area
467 sq ft - 43 sq m



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.

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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 one-bedroom modern house**
***Fitted kitchen with free standing cooker**
***Cul-de-sac setting**
***Parking for two cars and an enclosed south facing garden**
***Ideal first-time purchase or investment opportunity**

Situation: The property lies within a cul-de-sac setting on the Bath side of the town approximately 1/4 from a small parade of shops including a Tesco Express. The town centre lies approximately 1 mile and has a comprehensive range of independent shops, boutiques, cafes and bistros including national chains including Marks and Spencer. The Georgian city of Bath lies approximately 13 miles away.

Description: This well-presented double bedroom house has gas fired central heating to radiators via a boiler which was installed within the last two years, kitchen with a slot-in cooker and space for a washing machine and refrigerator. To the first floor there is a double size bedroom and bathroom with thermostatic shower. The property has a good sized enclosed detached garden and tandem parking for two vehicles. Providing an ideal first-time purchase or investment opportunity.

Accommodation: All dimensions being approximate.

Canopy Porch: With door to:

Entrance Hall: With a deep storage cupboard and access through to:

Kitchen: 9'8"x8'3" With a range of fitted units incorporating a stainless steel single drainer sink, slot-in electric cooker with four

- **ENTRANCE HALL, KITCHEN, LIVING ROOM,**
- **LANDING, DOUBLE SIZE BEDROOM,**
- **BATHROOM,**
- **PARKING AND GARDENS.**

ring hob, plumbing for a washing machine, space for a fridge/freezer, newly installed wall mounted gas fired boiler in October 2022, supplying domestic hot water and central heating to radiators. Double glazed window to the front, single radiator and door to:

Living Room: 12'8"x9'8" With a single radiator, double glazed window to the front and staircase rising to the:

First Floor:

Landing: With a window to the side, overstairs shelved storage cupboard. Door to:

Bathroom: With a white suite comprising a panelled bath with a wall mounted thermostatic shower, low level WC, pedestal wash basin, single radiator and an obscure double glazed window to the front.

Double Bedroom: 12'9"x9' With a single radiator, built-in double wardrobe and double-glazed window to the front.

Outside: Adjacent to the property is an allocated parking space and a short distance from that is an enclosed generous sized garden measuring approximately 30' in length by 22' in width incorporating gravel, lawn and an established tree. The garden enjoys a good degree of privacy.

