



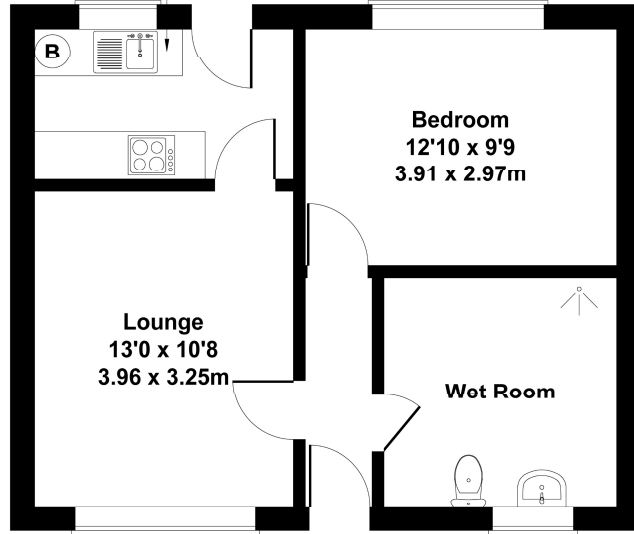
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156 St Johns Road, Frome, BA11 2BH

Approximate Gross Internal Area

Kitchen 10'8 x 6'3
 3.25 x 1.91m



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Directions: From our offices in the Market Place proceed to the top of North Parade turning right into Berkley Road at the traffic lights carry straight across into Clink turning right into St. Johns Road and the property will be found almost immediately on the left 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 non-traditional construction one bedroom bungalow*Gas fired central heating to radiators via a combination boiler*Upvc sealed double glazed windows and doors*Enclosed rear garden*No onward chain**

- **ENTRANCE HALL LIVING ROOM,**
- **FITTED KITCHEN WITH INTEGRATED OVEN AND HOB,**
- **DOUBLE BEDROOM, SHOWER ROOM, REAR GARDEN**

Situation: The bungalow sits back from St. Johns Road in a residential location a short walk from the Selwood Academy and within a mile of the town centre. Frome offers a comprehensive range of independent shops, boutiques, cafes and bistros including national chains including Marks & Spencer. There is a regular railway service from Frome station which is approximately one and a half miles away and the Georgian city of Bath lies approximately 13 miles.

Description: This double bedroom bungalow is of a non-traditional construction and offers well-presented accommodation with gas fired central heating to radiators via a combination boiler, upvc sealed double glazed windows and doors and a modern fitted kitchen with an integrated oven and hob. Adjacent to the double bedroom is a wet room shower with an electric wall mounted shower. The property has an enclosed rear garden and is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part obscure upvc sealed double glazed front door, radiator, access to a roof space and doors to:

Lounge: 13'x10'8" With a radiator and a double glazed window to the front. Door to:

Kitchen: 10'8"x6'3" With a range of grey high gloss fitted units with contrasting work surfaces, single scratch resistant sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric oven, ceramic four ring hob, space and plumbing for a washing machine and fridge/freezer. Wall mounted Ideal gas fired combination boiler supplying domestic hot water and central heating to radiators, double glazed window to the rear and a half glazed door to the rear garden. Single radiator.

Shower Room: This wet room shower has a wall mounted electric shower, complete ceramic wall tiling, low level WC, wash basin, radiator and an obscure double glazed window to the front.

Double Bedroom: 12'10"x9'9" With a radiator and a double glazed window to the rear.

Outside: To the front of the property is a small area of garden laid to lawn. There is a rear garden measuring approximately 23'x25' laid mainly to lawn and accessed via side access way from the front.

Note: The property is of pre-cast concrete non-traditional construction and therefore is unlikely to be mortgagable.

