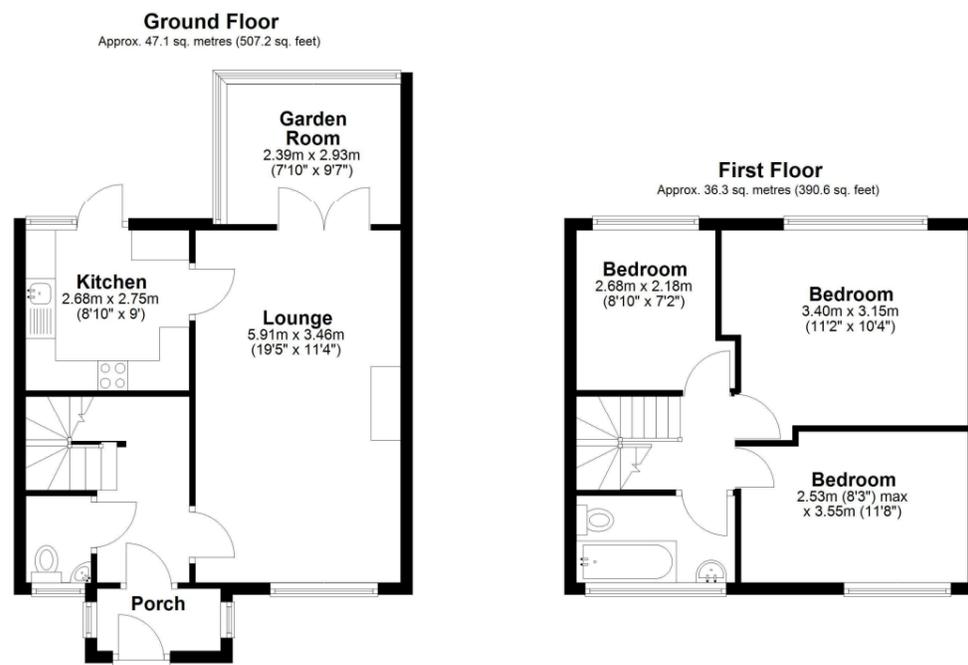


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	81 B
39-54	E		
21-38	F		
1-20	G		



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3 The Grove, -

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight on into Butts Hill which in turn becomes The Butts, at the next roundabout at the junction with Rossiters Road carry straight across and then take the next turning left into The Grove where the property will be found 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 three bedroom modern house *Good sized lounge/dining room with French doors onto a double glazed garden room *Modern fitted kitchen with integrated oven, hob, washing machine, fridge and freezer *Enclosed rear garden**

- **ENTRANCE HALL, CLOAKROOM, LOUNGE/DINING ROOM,**
- **GARDEN ROOM, FITTED KITCHEN,**
- **FIRST FLOOR, LANDING, THREE BEDROOMS,**
- **BATHROOM AND GARDENS TO THE FRONT AND REAR**

Situation: The property lies within a cul-de-sac on the western side of the town, a short distance from the Sainsburys supermarket and other stores and a little under a mile from the town centre. Frome has a comprehensive range of 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 be built in the 1960's this three bedroom house has upvc sealed double glazed windows and gas fired central heating to radiators. In addition to the lounge/dining room is a double glazed garden room/conservatory which is accessed via French doors and in turn has French doors onto an enclosed rear garden. The modern fitted kitchen has a built-in oven, hob, fridge, freezer and washing machine and to the ground floor there is also a cloakroom in addition to the first floor bathroom.

Accommodation: All dimensions being approximate.

Double Glazed Entrance Porch: With a panelled front door to:

Entrance Hall: With a staircase and a half landing rising to the first floor, generous understairs cloaks recess and door to:

Cloakroom: With a white low level WC, corner wash basin, radiator and an obscure double glazed window to the front.

Lounge/Dining Room: With an electric living flame fire with decorative surround, two radiators, a double glazed window to the front, door to the kitchen and double, sealed double glazed French doors onto:

Garden Room/Conservatory: Of upvc sealed double glazed construction and with double glazed French doors onto the rear garden.

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

surfaces with drawers and cupboards beneath and incorporating an electric oven, ceramic four ring hob, integrated, oven, hob, fridge, freezer and washing machine. Eye level cupboard units incorporating an extractor hood, double glazed window and an obscure double glazed door to the rear garden.
First Floor:

Landing: With access to an insulated roof space and an airing cupboard with slatted shelves and a factory lagged hot water cylinder. Doors to:

Bedroom 1: With a radiator and a double glazed window to the rear.

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

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

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, thermostatic shower and concertina type shower screen, low level WC, pedestal wash basin, chrome finish towel rail/radiator and an obscure double glazed window to the front.

Outside: To the front of the property is an area of garden laid mainly to lawn with low timber fencing and to the rear of the property is an area of garden measuring approximately 30' in length by 21'6" in width comprising an extensive porcelain patio area which was laid only approximately two years ago, lawn and a brick built shed/store. There is a rear pedestrian access.

