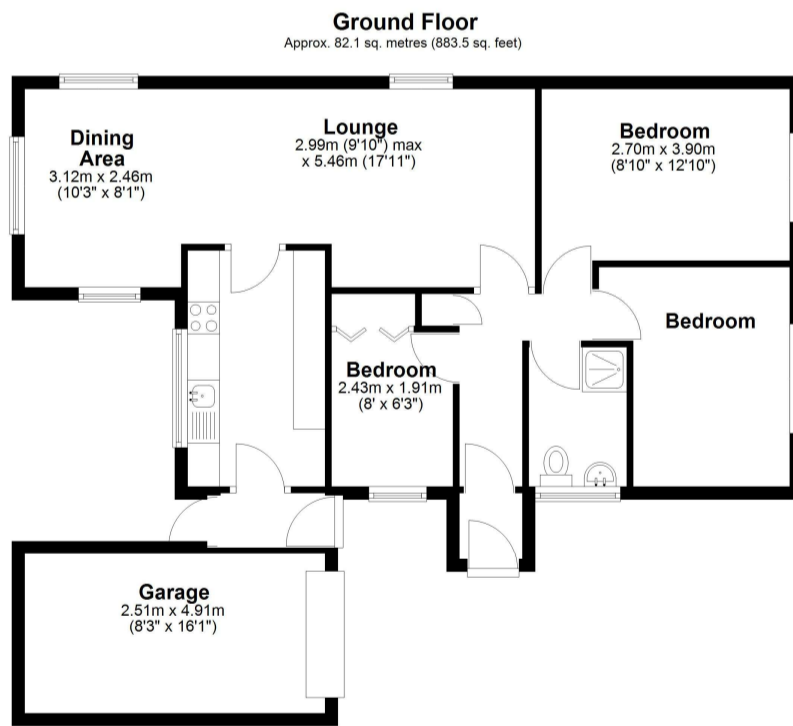




McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Total area: approx. 82.1 sq. metres (883.5 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp.

23 Firwood

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight across into Gore Hedge into Butts Hill, take the turning right into Somerset Road and then immediately left into Whitewell Road and right into Delmore Road and then right again into Firwood Road where the property will be found at the end of the cul de sac marked by a for sale sign.

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.

*** An extended, three-bedroom detached bungalow**
*** Generous sized plot at the end of a small cul-de-sac**
*** Triple aspect main reception room with kitchen off**
*** No onward chain**

Situation: The property lies on the south western side of the town a little under half a mile from town centre. The Victoria Park lies close by. Frome has a comprehensive range of independent shops, bistros and cafes together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: This extended three bedroom bungalow would benefit from general modernisation to create a comfortable home which has a generous sized plot tucked away at the end of a small cul-de-sac with ample scope (subject to the usual planning consent) to be extended or re-configured. The property has upvc sealed double-glazed windows and electric heating. No onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With an obscure half sealed double-glazed door, windows to either side and further door to:

Entrance Hall: With an electric panel radiator, access to a rood space and cupboard housing a slatted shelf and hot water cylinder, doors to:

Bedroom 1: With an electric panel radiator and a large double-glazed window to the front.

Bedroom 2: With a night storage heater and a double-glazed window to the front.

Bedroom 3: With a electric panel radiator, built-in wardrobes and a double-glazed window to the side.

Shower Room: With a shower enclosure with a wall mounted electric shower, pedestal wash basin, low level WC, chrome towel rail/radiator

- **ENTRANCE PORCH, ENTRANCE HALL**
- **THREE BEDROOMS, TWO OF A DOUBLE SIZE,**
- **SHOWER ROOM**
- **EXTENDED LOUNGE/DINING ROOM**
- **KITCHEN, SIDE PORCH**
- **DRIVEWAY, SINGLE GARAGE**
- **GARDENS TO THE FRONT AND REAR**

and an obscure double-glazed window to the side.

Lounge/Dining Room: With double-glazed windows to the side and rear, two night storage heaters and a fifteen pane glazed door through to the:

Kitchen: With a range of wall and base units incorporating a one and a half bowl stainless steel single drainer sink, space and plumbing for a washing machine, electric oven and fridge/freezer. Double glazed window to the rear and part glazed door to a side porch with obscure glazed doors to front and rear.

Outside: The property is approached via a concrete driveway in turn leading to the:

Single Garage: Measuring internally 16'6"x8'3" with a metal up and over door.

The Gardens: To the front of the property is a generous area of garden measuring approximately 60'x40' laid mainly to lawn with established trees and bushes with pathway and gate on the south eastern side with a further garden to the rear measuring approximately 35' in length by 39' in width comprising a gravelled paved area. The garden is enclosed by old stone walling to two sides and timber fencing to the left hand boundary.

