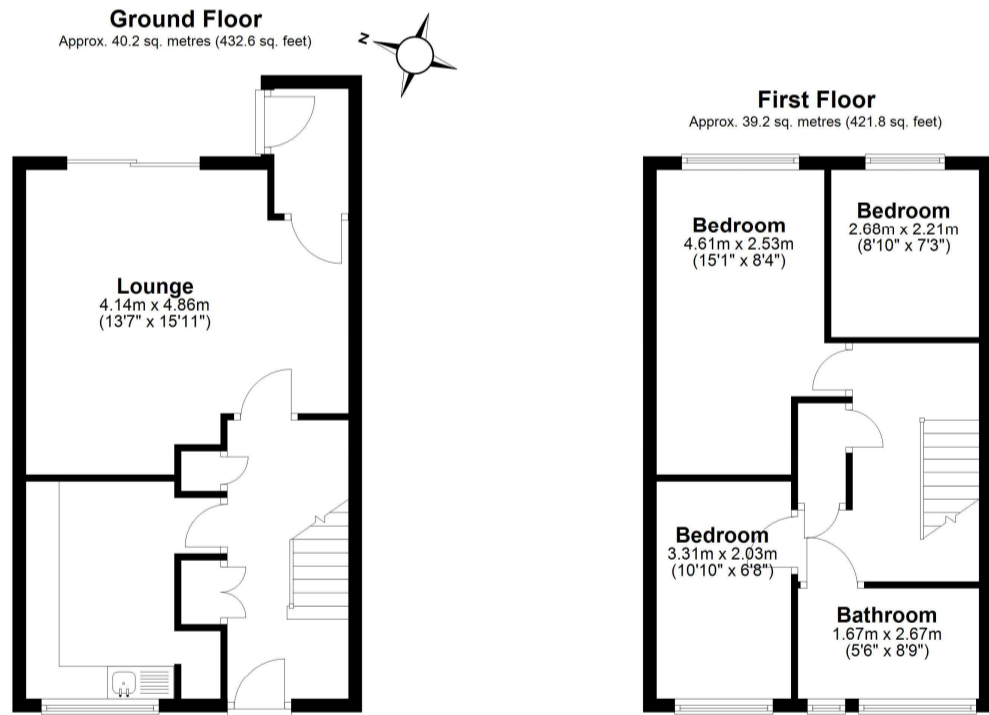




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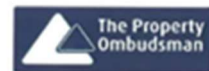
Total area: approx. 79.4 sq. metres (854.4 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required lease contact the appropriate agent for clarification. Details shown on this floor plan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing agent and should not be relied upon. If there is any area where accuracy is required lease contact the appropriate agent for clarification. Plan produced using PlanUp.

106 Westfield Road, -

Directions: From our offices in the Market Place proceed to the top of Bath Street and at the mini-roundabout carry straight across into Butts Hill, take the turning on the right into Somerset Road, which in turn becomes Oakfield Road, take the turning left into Critchill Road and then left again into Westfield Road where the property will be found on the left hand side.

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.

***A well presented three bedroom modern house * UPVC sealed double-glazed windows and gas fired central heating via a Worcester combination boiler * Generous sized east facing rear garden * NO ONWARD CHAIN**

Situation: The property lies within the popular Critchill area of Frome which is within the catchment for the Trinity First School and Oakfield Middle School. The town centre lies a little under one mile away and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately fifteen miles.

Description: This modern three bedroom end of terrace house has UPVC sealed double-glazed windows and gas fired central heating to radiators. The property has been well maintained and has a generous sized rear garden which is approximately 50' in length and laid to patio, lawn and gravel. Providing a comfortable family home, the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part-obscured sealed double-glazed front door and obscured double-glazed side panel, staircase rising to the first floor with understairs storage cupboard, meters cupboard and further coat cupboard.

Kitchen: With a range of wall and base cupboard units incorporating a stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath and incorporating space and plumbing for a washing machine and space for fridge freezer. Slimline electric cooker with four ring ceramic hob, small breakfast bar and cupboard housing a Worcester gas fired combination boiler supplying domestic hot water and central heating to radiators. Single radiator.

Lounge/Dining Room: With radiator. Double glazed 'tilt and turn' sliding patio doors to the rear and door to:

Rear Porch: With half-glazed door to the rear garden.

First Floor:

- **ENTRANCE HALL**
- **FITTED KITCHEN**
- **LOUNGE/DINING ROOM**
- **REAR PORCH**
- **FIRST FLOOR LANDING**
- **THREE BEDROOMS**
- **SHOWER ROOM**
- **GARDENS TO THE FRONT AND REAR**

Landing: With access to a roof space and linen cupboard with slatted shelves. Additional shelved cupboard. Doors to:

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

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

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

Shower Room: With a tiled shower enclosure with wall mounted Mira electric shower, low level WC and vanity washbasin, radiator and obscured double-glazed window to the front.

Outside: To the front of the property is a mainly open plan area of garden which is partly paved and gravelled with a low picket fence and access to the front door. To the rear of the property is an area of garden measuring approximately 56' in length by 17' in width comprising a paved patio, area laid to lawn and further area laid to gravel. There is a brick-built workshop / store which measures internally 10'2" by 4' with a coal store and window to the rear. The garden enjoys an easterly aspect and is enclosed by timber fencing.

Viewing by appointment through the selling agents McAllisters: 01373 453592

