

£320,000

Offers in the region of

Whitewell Road, Frome, Somerset, BA11 4EJ



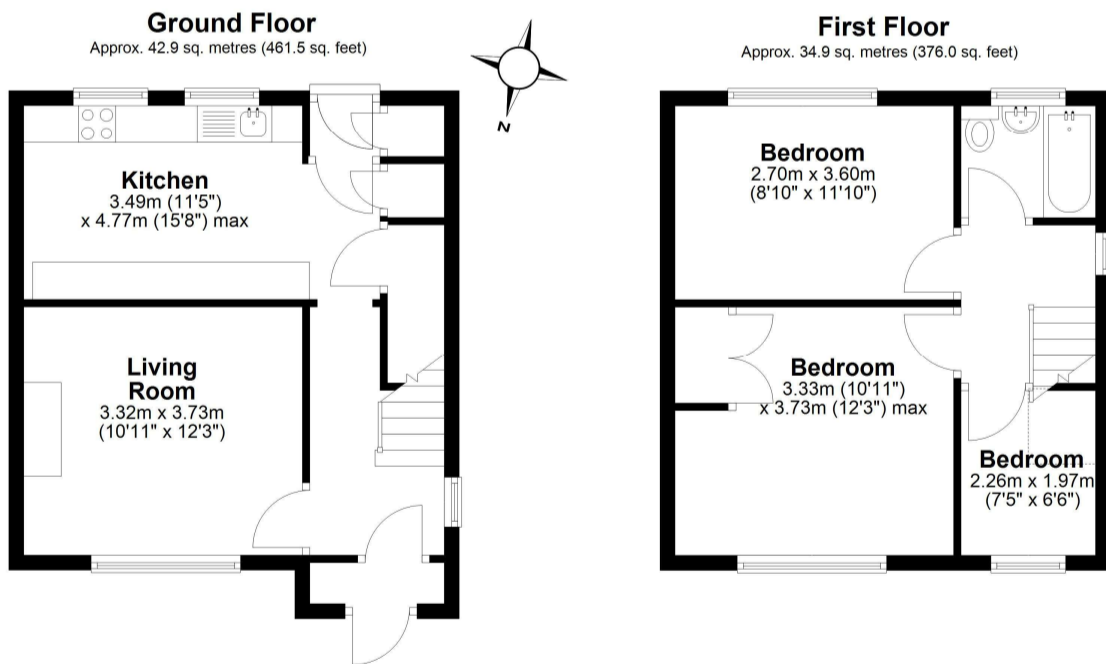
**McAllisters Estate Agents Frome**  
 Market Place, Frome  
 BA11 1AB  
 T: 01373453592  
 E: info@mcallistersestateagents.co.uk



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

Score	Energy rating
72	C
80	C



Total area: approx. 77.8 sq. metres (837.6 sq. feet)

This floor plan is for illustrative purposes only. All measurements, areas and proportions are approximate and cannot be guaranteed. If accuracy is required, please contact the appropriate agent for clarification.  
 Plan produced using PlanUp.

61 Whitewell Road, -

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight across into Butts Hill, take the turning right into Somerset Road and the left into Whitewell Road and the property will be found on the left hand side marked by a for sale sign.

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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-proportioned semi-detached house with a generous sized south facing rear garden \* Fitted kitchen with a separate pantry cupboard and utility cupboard \* The external doors and UPVC sealed double-glazed windows were replaced within the last two years \* Off road parking to the front for three cars in addition to a single garage/workshop \* No onward chain.**

- **ENTRANCE HALL**
- **LIVING ROOM WITH FIREPLACE**
- **KITCHEN WITH PANTRY AND UTILITY CUPBOARD**
- **FIRST FLOOR, LANDING**
- **THREE BEDROOMS (TWO ARE OF A DOUBLE SIZE)**
- **BATHROOM**
- **GARAGE AND A GENEROUS SIZED GARDENS**

**Situation:** The property lies on the western side of the town less than a 1/4 mile from the Victoria Park and a little over half a mile from the town centre. Frome offers a comprehensive range of cafes, shops and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

**Description:** This three-bedroom semi-detached house has been the subject of updating works over the last two years with the addition of new double-glazed windows and doors. The property has gas fired central heating to radiators and is sold with the benefit of no onward chain. Offering well-proportioned accommodation this house has a generous sized south facing rear garden which measures approximately 80' in length by 30' in width and is laid mainly to lawn with patio.

**Accommodation:** All dimensions being approximate.

**Entrance Porch:** With a UPVC sealed double-glazed front door and further door to:

**Entrance Hall:** With a staircase rising to the first floor, radiator, double-glazed window to the side and door to:

**Lounge:** With a double-glazed window to the front, fireplace (at present blocked off) and radiator.

**Kitchen:** With a range of base and wall cupboard units incorporating a one and a half bowl single drainer scratch resistant sink, space and plumbing for a washing machine, larder cupboard, utility cupboard with space and plumbing for a washing machine. Scope (subject to the usual consent) to create a downstairs cloakroom). Boiler cupboard housing a Baxi gas fired

boiler supplying domestic hot water and central heating to radiators.

**First Floor:**

**Landing:** With a double-glazed window to the side, access to an insulated and boarded roof space with pull down ladder and door to:

**Bedroom 1:** With a double-glazed window to the front, wardrobe and radiator.

**Bedroom 2:** With a double-glazed window to the rear and radiator.

**Bedroom 3:** With a double-glazed window to the front and radiator.

**Bathroom:** With a white suite comprising a panelled bath with shower attachment, low level WC, pedestal wash basin and chrome finish towel rail/radiator.

**Outside:** To the front of the property there is a blocked paved area of parking for up to three cars and an area of hardstanding to the side. Beyond this is a pre-cast concrete construction single garage measuring internally 16'x 8'4" with a metal up and over door.

**The Rear Garden:** Is a particular feature of the property measuring 80' in length by 30' in width and is laid mainly to lawn with a paved patio. The garden is enclosed by timber fencing and enjoys a southerly aspect.

