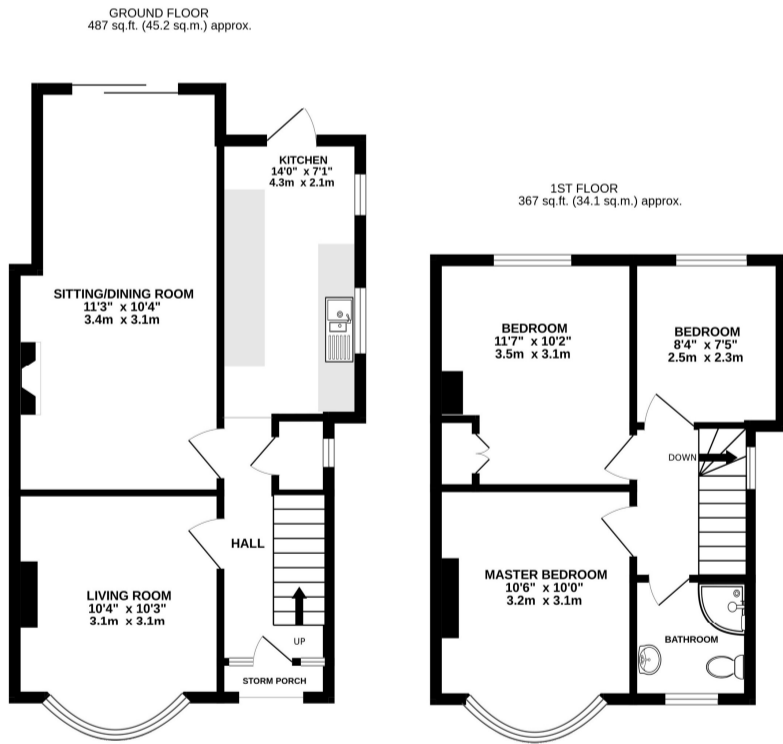




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 854 sq.ft. (79.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From our offices in the Market Place proceed to the top of North Parade, turn left into Berkley Road and then immediately left into Windsor Crescent, follow the road around and the property will be found on the left hand side just before the junction with Rodden Road.

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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 classic 1930's bay windowed semi-detached house *
 Two receptions including an extended lounge with patio doors onto an enclosed and generous sized rear garden
 * Double glazed windows and gas fired central heating to radiators * Requiring general modernisation and updating to create a comfortable family home * No onward chain**

Situation: The property lies in this attractive traditional 1930's crescent which is easy walking distance of the town centre, Selwood School and Frome College. Frome offers a comprehensive range of independent shops, boutiques cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: This iconic 1930's bay windowed semi-detached house has been in the same ownership for many years and although perfectly habitable it would benefit from general modernisation and updating to create a comfortable family home which lends itself (subject to the usual planning consent) to be extended to the side or rear. The property was re-roofed (main roof and flat roof to the extension) in 2021 and has double glazed windows and gas fired central heating to radiators via a back boiler to the lounge. Sold with the benefit of no onward chain there is parking to the front and a generous sized rear garden.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part obscure sealed double glazed front door and side panels, staircase rising to the first floor, understairs pantry cupboard with electricity meter. Radiator and a door to:

Bay Windowed Dining Room: With a double glazed window to the front, radiator and picture rail.

Extended Lounge: With a radiator and Baxi Bermuda gas back boiler supplying domestic hot water and central heating to radiators. Double glazed sliding patio door to the rear.

Kitchen: With a range of base and wall cupboard units incorporating a stainless steel single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath, slot-in Belling gas cooker with a gas four ring hob and an extractor hood above, space and plumbing for a fridge and washing machine, double glazed window to the side and a half glazed door to the rear

- **ENTRANCE HALL**
- **BAY WINDOWED DINING ROOM**
- **EXTENDED LOUNGE**
- **KITCHEN**
- **FIRST FLOOR**
- **LANDING**
- **THREE BEDROOMS**
- **SHOWER ROOM**
- **PARKING TO THE FRONT**
- **A BLOCK BUILT SHED**
- **ENCLOSED REAR GARDEN**

garden.

First Floor:

Landing: With a double glazed window to the side and doors to:

Bedroom 1: With a double glazed bay window to the front, radiator and picture rail.

Bedroom 2: With an airing cupboard housing a factory lagged hot water cylinder, radiator and a double glazed window to the rear.

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

Shower Room: With a white suite comprising a corner entry shower enclosure with a thermostatic shower, low level WC, pedestal wash basin, radiator and an obscure double glazed window to the front.

Outside: To the front of the property is a gravelled and concreted area of hardstanding suitable for two cars and with access to the side in turn leading to a block built shed measuring internally 15'6"x6'1" with a window to the side.

The Rear Garden: Is a particular feature of the property measuring approximately 70' in length by 27'in width comprising a full width paved patio, lawn, flower beds and an area reserved for the cultivation of vegetables. There is an aluminium alloy greenhouse to the rear of the garden and ample room for a garden office (subject to the usual consent).

