



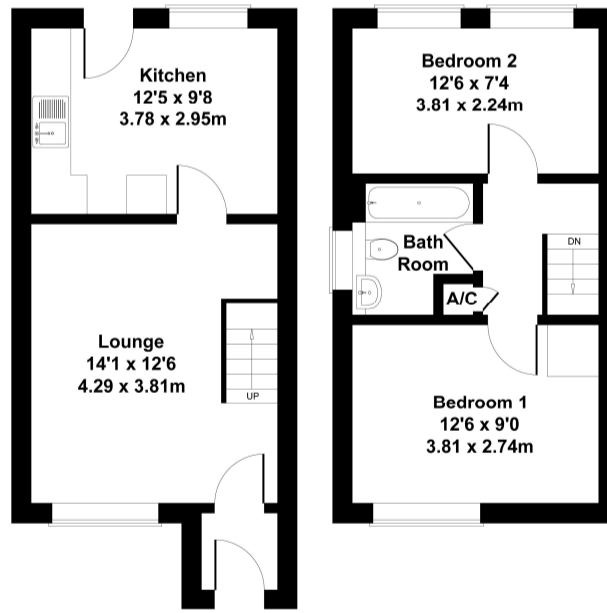
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13 Over Innox, Frome, BA11 2LB

Approximate Gross Internal Area
 613 sq ft - 57 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Directions: From our offices in the Market Place proceed to the top of North Parade take the turning left into Welshmill Road take the third turning right into Innox Hill and towards to the top of the hill take the turning into Lower Innox and the property will be found towards the end of the cul-de-sac

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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 two bedroom end of terrace modern house * Stylish fitted kitchen/dining room with integrated oven, hob and extractor hood * Enclosed west facing rear garden * Attractive cul-de-sac setting less than a mile from the town centre**

Situation: The property lies within an attractive cul-de-sac setting less than one mile pleasant walk into the town centre. Frome offers a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer.

Description: This two bedroom end of terrace house has UPVC sealed double-glazed windows and electric heating. The kitchen/dining room has a range of cream finish fitted units with an integrated oven, hob and extractor hood. The rear garden enjoys a westerly aspect is well stocked affords a good degree of privacy. This well presented home is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part glazed front door and further door to:

Lounge: 14'1"x12'6" With double-glazed windows to the front, Dimplex electric panel heater, staircase rising to the first floor, understairs storage cupboard and door to:

Kitchen/Dining Room: 12'5"x9'8" With a comprehensive range of cream finish fitted units with contrasting work surfaces comprising a stainless steel single drainer sink with integrated electric oven and a ceramic four ring hob with extractor hood above. Wall cupboard units, cupboard, space and plumbing for a washing machine and slimline dishwasher, Dimplex electric panel heater, double-glazed window and a half glazed door to the rear garden.

First Floor:

Landing: With access to an insulated roof space, linen cupboard with

- **ENTRANCE PORCH**
- **LIVING ROOM**
- **KITCHEN/DINING ROOM**
- **FIRST FLOOR**
- **LANDING**
- **TWO BEDROOMS**
- **BATHROOM**
- **ENCLOSED REAR GARDEN AND PARKING**

immersion heater fitted to a factory lagged hot water cylinder and doors to:

Bedroom 1: 12'6"x9' With a bulkhead area above the staircase, Delonghi electric convector heater and a double-glazed window to the front.

Bedroom 2: 12'6"x7'4" With a Delonghi electric convector heater and a double-glazed window to the rear.

Bathroom: With a modern white suite comprising a panelled bath with adjacent wall tiling, wall mounted electric shower, low level WC with a concealed cistern, vanity wash basin, chrome finish electric filled towel rail/radiator and an obscure double-glazed window to the side elevation.

Outside: To the front of the property is an open plan area of garden laid mainly to lawn, to the rear of the property is an enclosed garden measuring approximately 38' in length x 13'6" in width comprising a paved patio, flower beds, shrubs and bushes and with a further patio towards the end of the garden.

Parking: There is parking to the rear of the property for a single vehicle.

