



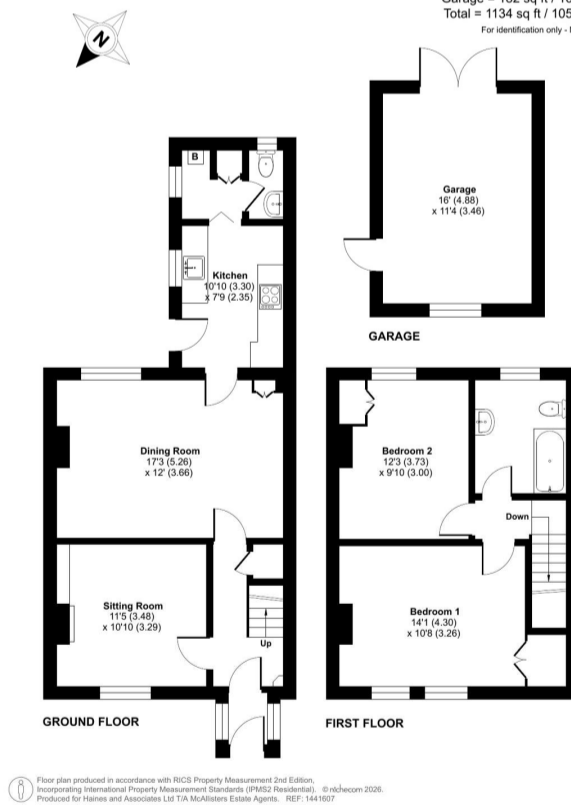
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

Avenue Road, Frome, Somerset, BA11

Approximate Area = 952 sq ft / 88.4 sq m  
 Garage = 182 sq ft / 16.9 sq m  
 Total = 1134 sq ft / 105.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rchecom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1441007

Directions: From our offices proceed to the top of Bath Street at the roundabout turn left into Christchurch Street East over the roundabout into Portway, take the turning left into Victoria Road and then immediately right into Avenue Road and the property will be found on the right hand side towards the end of this road marked by a for sale sign.

[www.mcallistersestateagents.co.uk](http://www.mcallistersestateagents.co.uk)



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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.

**\* An elegant two double bedroom period town house \* Two receptions (one with an open fireplace) \* Southeast facing rear garden and adjacent garage \* Potential (subject to the usual consent) to extend to the rear or convert the loft to create an additional bedroom \* No onward chain**

- **ENTRANCE PORCH, ENTRANCE HALL**
- **SITTING ROOM, DINING ROOM/RECEPTION TWO**
- **KITCHEN, UTILITY AREA, DOWNSTAIRS WC**
- **FIRST FLOOR, LANDING, TWO BEDROOMS, BATHROOM**
- **SOUTHEAST FACING REAR GARDEN, GARAGE**

**Situation:** The property lies a little over half a mile of mainly level walking distance to the town centre and less than 1/4 mile from the railway station. Frome offers a comprehensive range of shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies 13 miles.

**Description:** This elegant late Victorian town house has original period features including some original sash windows and the staircase and would benefit from general updating to create a comfortable home which offers further scope (subject to the usual planning consent) to be extended to the rear or within the loft space to create an additional bedroom. The property has gas fired central heating to radiators and a southeast facing rear garden with garage beyond. No onward chain.

**Accommodation:** All dimensions being approximate.

**Entrance Porch:** With a part glazed front door with double-glazed windows to either side, obscure glazed door to:

**Entrance Hall:** With a staircase rising to the first floor, radiator, understairs storage cupboard and doors to:

**Sitting Room:** 11'4"x10'9" With an open fireplace with decorative surround and tiled slips, cupboard, radiator and an original sash window to the front.

**Dining Room/Reception 2:** 17'3"x12' With a radiator, double-glazed window to the rear and a shelved storage cupboard. Part glazed door to:

**Kitchen:** 10'9"x7'9" With a range of pine fitted units with contrasting work surfaces comprising a stainless steel one and a half bowl single drainer sink with mono bloc mixer tap, water softener and separate unfiltered supply, integrated electric oven and a gas four ring hob, space for a fridge/freezer, double-glazed window to the side, part glazed stable door to the garden and bi-

fold door to:

**Utility Room:** With space and plumbing for a washing machine, double-glazed window to the side and a wall mounted Baxi gas fired boiler supplying domestic hot water and central heating to radiators. Linen cupboard with slatted shelves and a radiator and door to:

**Cloakroom:** With a white WC, corner wash basin, radiator and an obscure double-glazed window to the rear.

**First Floor:**

**Landing:** With access to roof space and doors to:

**Bedroom 1:** 14'1"x10'6" With a sash window to the front, radiator and built-in wardrobe.

**Bedroom 2:** 12'2"x9'10" With a radiator, sash window to the rear and a built-in wardrobe.

**Bathroom:** With a white suite comprising a panelled bath with adjacent ceramic wall tiling and a wall mounted thermostatic shower with a glazed shower screen, low level WC, pedestal wash basin, dado panelling, radiator and part obscure sash window to the rear.

**Outside:** To the front of the property is a small area of garden with a low brick wall. To the rear of the property is a further garden measuring approximately 30' in length plus a paved patio area by 17' with a further paved area, lawn, flower bed and pathway, rear pedestrian gate leading onto a small lane and a side personal door to:

**Garage:** Measuring 15'5"x11'3" With power and light connected with double wooden doors and window to the rear. Access from this leads via an unadopted lane off Garston Road.

