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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	62 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rchecom 2020. Produced for Homes and Associates Ltd T/A McAllisters Estate Agents. REF: 1448051

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 into Somerset Road and then left into Whitewell Road where the property will be found on the right hand side marked by a for sale sign.

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.

*** A late Victorian three-bedroom end of terrace house requiring general modernisation and updating * Two receptions in addition to a galley kitchen and cloakroom to the ground floor * Enclosed rear garden * No onward chain**

Situation: The property is situated just a stone's throw from Victoria Park, Somerset Road and Weymouth Road. Being well under 1/4 mile from the popular Avanti school. The town centre also lies nearby with the popular Badcox area lying closest and providing access into the St. Catherines area of Frome with its comprehensive range of independent shops, boutiques, cafes and bistros. The town of Bruton lies approximately 6 miles and the Georgian city of Bath approximately 13 miles.

Description: This handsome three storey, three bedroom late Victorian house has many original period features and now requires general modernisation and updating to provide a characterful home which could be extended (subject to the usual planning consent). The property has gas fired central heating to radiators (un-tested) and is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door, tiled floor, staircase rising to the first floor, understairs storage cupboard and door to:

Sitting Room: 12'x11' With a radiator and a sash window to the front.

Dining Room: 12'2x11'2" With an open fireplace with decorative surround and grate, radiator, sash window to rear and part glazed door to:

Kitchen: 11'x1"x6'1" With a range of base and wall units incorporating a stainless steel one and a half single drainer sink, integrated electric oven and microwave, gas four ring hob, extractor hood and door to:

Rear Lobby: With a wall cupboard, part glazed door to a side lean-to construction and further door to:

Cloakroom: With a low-level WC.

First Floor:

- **ENTRANCE HALL, SITTING ROOM, DINING ROOM**
- **KITCHEN LOBBY, CLOAKROOM, SIDE LEAN-TO**
- **FIRST FLOOR, LANDING, BOX ROOM/STUDY**
- **BEDROOM ONE, SECOND FLOOR, LANDING**
- **TWO FURTHER DOUBLE SIZED BEDROOMS**
- **GARDENS TO THE FRONT AND REAR**

Landing: With a window to the side, staircase rising to the second floor and door to:

Bedroom 1: 12'1"x11' With a radiator and sash window to the front. Inner Hall Area: With a wall mounted gas fired boiler supplying domestic hot water and central heating to radiators (un-tested) and door to:

Bathroom: With a panelled with adjacent ceramic wall tiling, overhead rain shower and separate hand shower with a glazed shower screen, pedestal wash basin, low level WC, radiator and a sash window to the rear.

Box Room/Study: 11'2x5' With a radiator.

Second Floor:

Landing: With slatted shelves and doors to:

Bedroom 2: 12'x11'1" With a radiator and sash window to the front. Access via a pull-down loft ladder the roof space.

Bedroom 3: 12'x11'2" With a radiator and sash window to the rear.

Outside: To the front of the property is an area of garden enclosed by an old stone wall and with a wrought iron and gate and side pathway in turn leading to the:

Rear Garden: Measuring approximately 47' in length by 22' in width and is laid mainly to lawn with established trees and a stone wall and rear pedestrian gate.

