



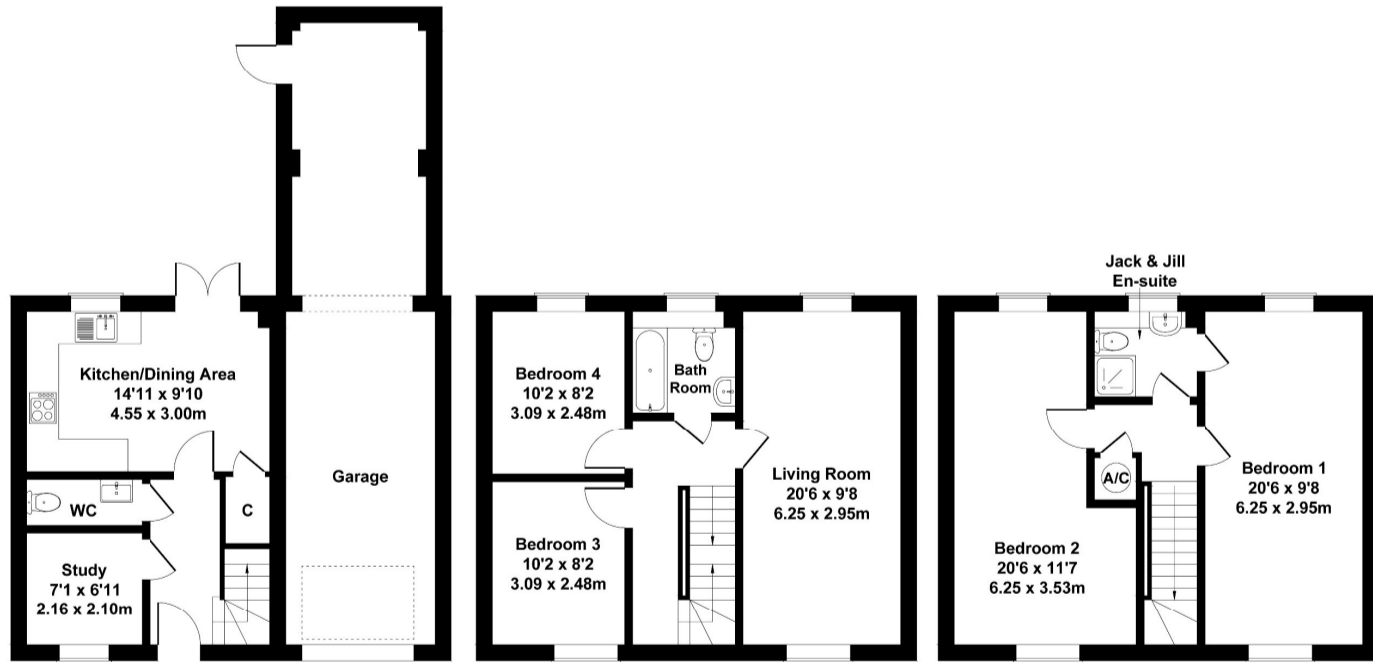
McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T : 01373453592
 E : info@mcallistersestateagents.co.uk



52 Slipps Close

Approximate Gross Internal Area
 1690 sq ft - 157 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Not to Scale. Produced by The Plan Portal 2021
 For Illustrative Purposes Only.

Directions: From our in the Market Place proceed to the top of Bath Street at the roundabout carry straight across in to Gore Hedge and Butts Hill turning almost immediately right into Slipps Close, follow the road around to the left where the property the property will be found at a small junction close to the footpath which leads into Victoria Park.

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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 substantial and versatile four bedroom, three storey detached town house * Most rooms have been freshly decorated and there are new floor coverings to the stairs, first floor, landing, living room and most of the second floor * Spacious double length garage * Fitted kitchen/dining room * Enclosed and recently landscaped rear garden with a tool store and wooden workshop * Second floor principal bedroom with Jack & Jill en-suite shower room in addition to a first floor family bathroom and ground floor cloakroom * Convenient cul-de-sac location adjacent to the Victoria Park and less than 1/4 mile from the town centre * No onward chain

- ENTRANCE HALL, CLOAKROOM, STUDY
- KITCHEN/DINING ROOM, FIRST FLOOR, LANDING
- DUAL ASPECT LIVING ROOM, FAMILY BATHROOM
- TWO BEDROOMS, SECOND FLOOR LANDING
- PRINCIPAL BEDROOM WITH ACCESS TO EN-SUITE
- FOUR DOUBLE SIZED BEDROOMS
- LARGE DOUBLE LENGTH GARAGE, PARKING
- GARDENS TO THE FRONT AND REAR

Situation: The property lies within a small cul-de-sac a short distance from the town centre and with pedestrian access into Victoria Park. The town centre has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. There is a rail station with direct links to London. The Georgian city of Bath lies approximately 13 miles.

Description: Built approximately 15 years ago this well presented and versatile detached four bedroom, three storey townhouse has been the subject of re-decoration to most rooms and the replacement of floor coverings to the stairs, first floor, landing, bathroom, dual aspect lounge. There is a large double length garage in addition to parking to the front and an enclosed low maintenance private rear garden which incorporates a gravelled area, flower beds and two wooden sheds. Creating an excellent and versatile family home, the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part obscure sealed double-glazed front door, freshly carpeted staircase rising to the first floor, tiled floor, radiator, doors to the study, kitchen/dining room and:

Cloakroom: With a white low-level WC, tiled floor and radiator.
Study: With a radiator, tiled floor and a double-glazed window to the front.

Kitchen/Breakfast Room: With a range of white high gloss fitted units with contrasting work surfaces comprising a stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath incorporating an electric fan assisted oven and a gas four ring hob with extractor hood above, space and plumbing for a washing machine, dishwasher and fridge/freezer. Wall cupboard units incorporating a gas fired boiler supplying domestic hot water and central heating to radiators via a pressurised hot water cylinder which is situated on the second floor. Double glazed window to the rear and double, sealed double-glazed French doors onto the rear garden. Radiator and understairs storage cupboard.

First Floor:

Landing: With an LVT floor, radiator, staircase rising to the second floor and doors to:

Lounge: Enjoying dual aspect with double-glazed windows to the front and rear elevation, two

radiators and a LVT floor.

Family Bathroom: With a white suite with metro style tiling, comprising a panelled bath with shower attachment, low level WC with a concealed cistern, vanity wash basin, radiator and an obscure double-glazed window to the rear.

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

Bedroom 4: With a radiator and a double-glazed window to the rear.

Second Floor:

Landing: With a radiator, airing cupboard with a pressurised hot water cylinder, LVT flooring and doors to:

Principal Bedroom: Enjoying dual aspect with two radiators and an LVT floor. Access to an insulated roof space and door to:

Jack & Jill Shower Room: With a tiled shower enclosure with a thermostatic shower, low level WC, pedestal wash basin, radiator and an obscure double-glazed window to the rear.

Bedroom 2: Enjoying dual aspect with double-glazed windows to the front and rear, LVT flooring and two radiators.

Outside: To the front of the property is a small open plan area of garden incorporating an established tree, a pathway leads to the front door and a tarmacked driveway to the side in turn providing access to:

Tandem Double Garage: Measuring internally 39'x9'2" narrowing to 8'4" with a metal up and over door and part double-glazed personal door. This in turn leads to the:

Garden: Measuring approximately 40' in length by 29' in width and comprises a paved area and steps leading to a large freshly gravelled area with a large wooden garden shed to the right-hand side, a further gravelled pathway flanked by flower beds and established shrubs and bushes and a wooden tool store to the to the end. The garden is enclosed by timber fencing and affords a good degree of privacy.

