

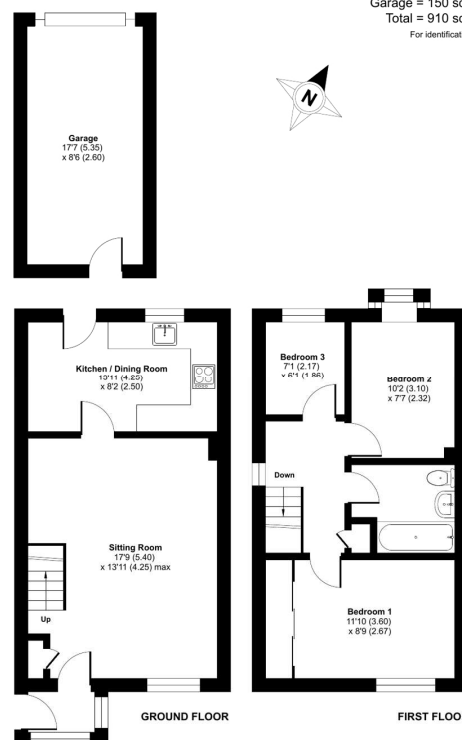


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	76 C

### Stonebridge Drive, Frome, Somerset, BA11

Approximate Area = 760 sq ft / 70.6 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 910 sq ft / 84.5 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). © h2h/accom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1459412

**Directions:** From our offices in the Market Place proceed to the top of North Parade at the junction with Bath Road turn left at the traffic lights turn right into Princess Ann Road carry straight across the roundabout into Stonebridge Drive and the property will be found on the left hand side just before the roundabout junction with Forest Road.

[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.

**\* A three bedroom end of terraced modern house with an enclosed rear garden and an adjacent single garage and parking space \*Stylish fitted kitchen with an integrated hob and full sized dishwasher \*Upvc double glazed windows and gas fired Worcester Bosch Green Star boiler \*No onward chain.**

**Situation:** The property lies a stone's throw from a small parade of shops including a Tesco Express, pharmacy and florist. Frome college lies close by and the town centre lies a little over one mile having a comprehensive range of shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

**Description:** This three bedroom end of terrace house has upvc sealed double glazed windows, gas fired central heating to radiators via a Worcester Bosch Green Star boiler and has been updated with a stylish fitted kitchen with an integrated hob and full sized dishwasher. The property is sold with no onward chain and would benefit from some re-decoration and the replacement of floor coverings to the lounge, stairs and landing to create a comfortable family home.

**Accommodation:** All dimensions being approximate.

**Entrance Porch:** Of upvc sealed double glazed construction with a half glazed door and glazed door to:

**Lounge:** 17'8"x14' With two radiators, a staircase rising to the first floor, meters cupboard and glazed door to:

**Kitchen/Dining Room:** 14'x8'1" With a range of duck egg blue coloured fitted units with contrasting work surfaces comprising a single bowl single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath incorporating an electric fan assisted oven, ceramic four ring hob, integrated full sized dishwasher, wall cupboard units incorporating an extractor hood. Note: The washing machine and fridge/freezer may be available by separate negotiation. Wall mounted Worcester Bosch Green Star boiler supplying domestic hot water and central heating to radiators. Tiled floor, radiator, double glazed window and half glazed door to the rear garden.

**First Floor:**

**Landing:** With access to an insulated roof space, double glazed window to the side, airing cupboard, door to:

**Bedroom 1:** 11'8"x8'9" With a radiator, built-in wardrobe and a double glazed

- **ENTRANCE PORCH**
- **LOUNGE**
- **KITCHEN/DINING ROOM**
- **FIRST FLOOR LANDING**
- **THREE BEDROOMS,**
- **BATHROOM**
- **ENCLOSED REAR GARDEN**
- **ADJACENT SINGLE GARAGE AND PARKING SPACE**

window to the front.

**Bedroom 2:** 10'x7'7" With a double glazed window to the rear.

**Bedroom 3:** 7'x6'1" With a radiator and a double glazed window to the rear.

**Bathroom:** With a white suite comprising a panelled bath with adjacent ceramic wall tiling, wall mounted electric shower with glazed shower screen, pedestal wash basin, low level WC, radiator and extractor.

**Outside:** To the front of the property is an open plan area of garden laid to lawn with access to the front and a side pathway with a gate which in turn leads to the:

**Rear Garden:** Which measures approximately 35' in length by 14' in width and comprising a full width patio, pathway and lawn. To the bottom of the garden is a door providing access to the:

Single Garage: Which measures internally 17'8"x8'6" with a fibreglass up and over door beyond which is a single parking space .

