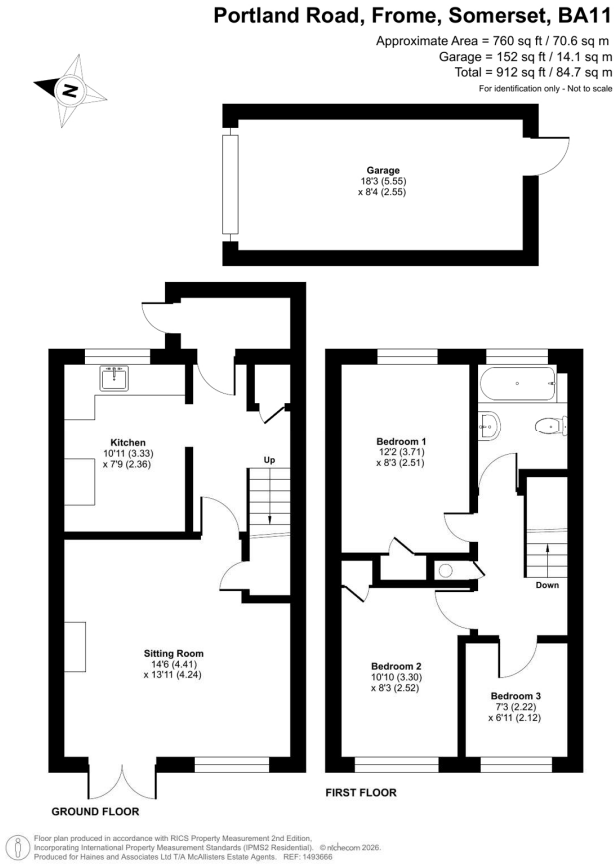




McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T : 01373453592
E : info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		



Directions: From the offices in the Market Place proceed to the top of Bath Street at the roundabout turn right into Christchurch Street West, through the traffic lights and at the next roundabout bear left into Broadway taking the next turning left into Portland Road and the property will be found on the right-hand side just beyond the entrance to Portland Place.

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.

www.mcallistersestateagents.co.uk



McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

***A well-presented three bedroom semi-detached house * Lounge/dining room with a multi-fuel stove creating a focal point to the room * Well-stocked west facing enclosed rear garden with an adjacent single garage and parking space * No onward chain.**

Situation: The property lies within an established residential area which is within half a mile of Trinity First School, Oakfield School and Avanati School in Park Road. A similar distance will bring you into the Badcox area of Frome connecting with the St. Catherines area of the town which has a comprehensive range of independent shops, boutiques, cafes and bistros and leading into the Market Place and King Street with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built in 1982 this three bedroom house has gas fired central heating to radiators and upvc double glazed windows. Offering comfortable family accommodation with a lounge/dining room with a multi-fuel stove and double, sealed double glazed French doors leading onto a landscaped west facing rear garden which has a paved terrace, lawn and flower beds. Adjacent to this is a single garage and parking space. The property has an area of garden to the side which would lend itself (subject to the usual consent) for a side extension to increase the ground floor or possibly ground and first floor accommodation. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.
Entrance Porch: With an obscure sealed double glazed front door, further door to:
Entrance Hall: With a cloak cupboard, a staircase rising to the first floor, radiator and door to:
Kitchen/Breakfast Room: With a comprehensive range of cream high gloss fitted units with contrasting wooden work surfaces comprising a stainless steel single drainer sink with mono bloc mixer tap, adjacent work surfaces incorporating space and plumbing for a washing machine, slot-in cooker with a gas four ring hob and electric oven, space for a fridge/freezer, eye level cupboard units incorporating a cupboard housing a Potterton gas fired boiler supplying domestic hot water and central heating to radiators, a radiator , tiled floor and a double glazed window to the front.

- **ENTRANCE HALL,**
- **KITCHEN/BREAKFAST ROOM,**
- **LOUNGE/DINING ROOM WITH A MULTI FUEL STOVE,**
- **FIRST FLOOR, LANDING,**
- **WEST FACING REAR GARDEN,**
- **ADJACENT SINGLE GARAGE AND PARKING SPACE**

Lounge/Dining Room: With a radiator, multi-fuel stove creating a focal point to the room, a large understairs storage cupboard, double glazed window to the rear and double, sealed double glazed French door onto the rear garden.

First Floor:
Landing: With access to an insulated roof space, airing cupboard with a factory lagged hot water cylinder and slatted shelves. Doors to:
Bedroom 1: With a built-in wardrobe, radiator and double glazed window to the front.
Bedroom 2: With a built-on wardrobe, radiator and double glazed window to the rear.
Bedroom 3: With a double glazed window to the rear and radiator.
Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, glazed shower screen, low level WC, wash basin, radiator and an obscure double glazed window to the front.

Outside: To the front of the property is a small open plan area of garden. To the rear is a generous sized garden which comprises a large, paved terrace returning around the side of the property with stone steps, a stone retaining wall leading to an area of lawn with flower borders shrubs and bushes. The garden enjoys a westerly aspect and affords a good degree of privacy with a large stone wall to the right hand boundary. Note: There is a further area of garden the other side of this wall adjacent to the pavement which is in the curtilage of the property.
Parking: There is a single parking space access off Portland Place with access in turn to a single garage which has a metal up and over door, power and light connected and with a rear personal door.

