

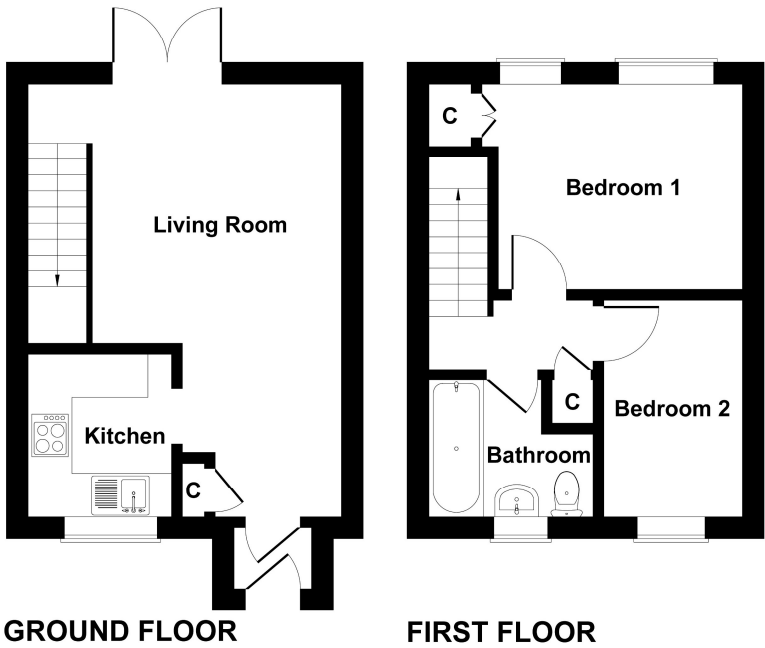


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

24 Walnut Walk, Frome, BA11 2UQ



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Directions: From offices in the Market Place proceed to the top of North Parade at the junction with Bath Road bear left through the traffic lights and then take the next turning beyond Frome college into Gypsy Lane, take the turning right into Beaconsfield Way and then right into Larchfield Close turning right into Walnut Walk where number 24 will be found at the end of the cul-de-sac on the left hand side .

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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 freshly decorated two bedroom end of terrace modern house * Situated at the end of a small cul-de-sac * Fitted kitchen with an integrated electric oven, gas four ring hob and extractor hood * Freshly carpeted lounge/dining room * Gas fired central heating to radiators and UPVC sealed double-glazed windows * No onward chain

Situation: Situated on the popular Bath side of the town this house is at the end of a small cul-de-sac off Larchfield Close approximately 1/4 mile from a small parade of shops including a Tesco Express, Pharmacy and fish & chip shop. The town centre lies a little over 1 mile and has a comprehensive range of shops, boutiques, cafes and bistros including national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built in the 1970's this end of terrace house has been freshly decorated and has new carpet fitted to the lounge/dining room. French doors from this room lead to an enclosed and landscaped rear garden which is laid to lawn with a patio, and an area of decking and a wooden garden shed. The kitchen has a range of white fitted units with an integrated oven, hon and extractor hood. On the first floor, there are two bedrooms and a bathroom. The property has UPVC sealed double-glazed windows and gas fired central heating to radiators. This beautifully presented home is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part sealed double-glazed front door and a wood part glazed door to the:

Entrance Hall Area: With a meter cupboard, radiator and access through to:

Lounge/Dining Room: 13'x12'9" With a radiator. double. sealed double-glazed French doors onto to the rear and an open treat staircase rising to the first floor.

Kitchen: 7'3"x7' With a range of white high gloss fitted units with contrasting granite effect work surfaces comprising a stainless steel single drainer sink with adjacent work surfaces and incorporating an electric stainless steel finish oven, gas four ring hob with an extractor hood above. Eye level cupboard units, space and plumbing for a washing machine and space for a fridge/freezer. Wall mounted Viessmann gas fired boiler supplying domestic hot water and central

- ENTRANCE PORCH
- ENTRANCE HALL AREA
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- FIRST FLOOR LANDING
- TWO BEDROOMS
- BATHROOM
- GARDENS TO THE FRONT AND REAR
- GARDEN SHED
- ALLOCATED SINGLE PARKING SPACE

heating to radiators. Double-glazed windows to the front.

First Floor:

Landing: With a access to an insulated roof space, shelved cupboard and doors to:

Bedroom 1: 10'8"x9'5" With two double-glazed windows to the rear, radiator and a built-in cupboard.

Bedroom 2: 9'4"x5'5" With a radiator and a double-glazed window to the front.

Bathroom: With a white suite comprising a panelled bath with shower attachment and adjacent ceramic wall tiling, pedestal wash basin, low level WC. chrome finish towel rail/radiator and an obscure double-glazed window to the front.

Outside: To the front of the property is a lawned area with a pathway and a flower bed, the rear garden measures approximately 40' in length by an average width of 10' comprising a paved patio, lawn, decking area and a wooden garden shed. There is a side gate for access onto a pathway.

Parking: There is a single allocated parking space a short distance from the property.

