



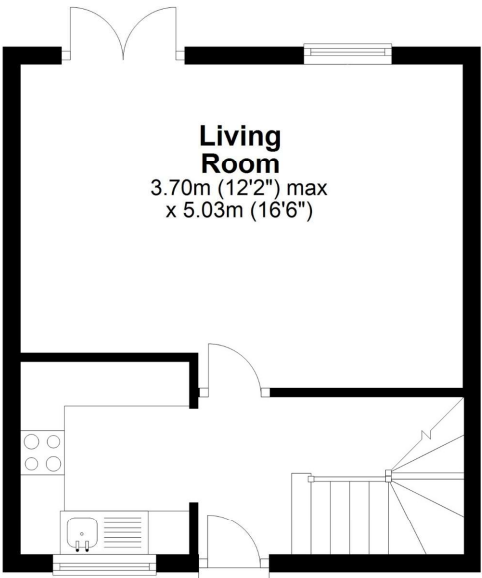
McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T : 01373453592
E : info@mcallistersestateagents.co.uk

16 Briar Close, Frome BA11 2UU

Approximate Floor Area: 607 sq feet, 56 sq meters

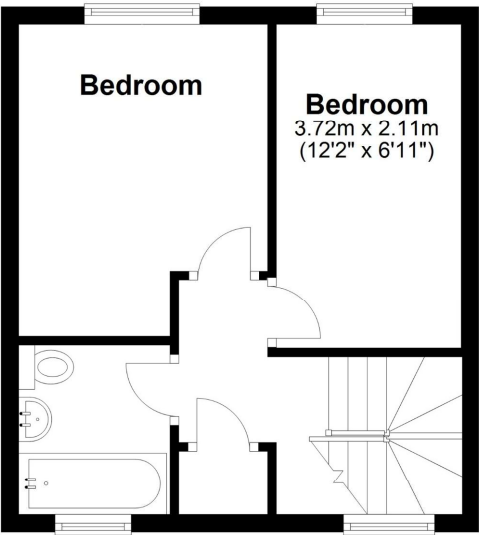
Ground Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



This floor plan provided by Home Circle Property Marketing Specialists is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

Directions: From our offices in the Market Place proceed to the top of North Parade and at the junction with Bath Road bear left and proceed out of Frome in this direction. Proceed through the traffic lights and then take the turning right into Gypsy Lane and then right again into Briar Close following the road to the end and then bearing left and the property will be found on the right hand side at the end of the cul-de-sac.

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 two-bedroom end of terrace modern house within a small cul-de-sac setting * Lounge/Dining Room with French doors onto an enclosed east-facing rear garden * Single allocated parking space * UPVC sealed double-glazed windows and gas-fired central heating to radiators**

Situation: The property lies on the north-eastern outskirts of the town approximately one and a quarter mile from the town centre. There is a small parade of shops including a Tesco Express, pharmacy and fish and chip shop less than a quarter of a mile from the property and the town centre has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: This end-of-terrace two double bedroom house has a fitted kitchen with integrated oven and hob and to the rear is a lounge/dining room with double, sealed double-glazed French doors onto an enclosed east-facing rear garden. To the first floor there are two double-sized bedrooms and a bathroom. There is a nearby single allocated parking space and to the rear an east-facing enclosed garden.

Accommodation: All dimensions being approximate.

Entrance Hall: With a panelled front door, staircase and half landing rising to the first floor, radiator, large understairs storage cupboard and access through to:

Kitchen: 7'2" x 6'3" With a range of wall and base units incorporating a stainless steel single drainer sink, adjacent worksurfaces with drawers and cupboards beneath incorporating an electric oven and a ceramic four-ring hob. Space and plumbing for a washing machine and refrigerator, eye-level cupboards incorporating an extractor hood. Double-glazed window to the front.

Lounge/Dining Room: 16'6" x 11'0" average With a gas 'Living Flame' fire with decorative surround, wooden flooring, radiator, double-glazed window to the rear and double, sealed double-glazed French doors to the rear garden.

- **ENTRANCE HALL**
- **KITCHEN**
- **LOUNGE/DINING ROOM**
- **FIRST FLOOR LANDING**
- **TWO BEDROOMS**
- **BATHROOM**
- **ENCLOSED EAST-FACING REAR GARDEN**
- **SINGLE PARKING SPACE**

First Floor:

Landing: With access to an insulated roof space and linen cupboard housing an i24 gas-fired combination boiler supplying domestic hot water and central heating to radiators. Doors to:

Bathroom: With a white suite comprising a panelled bath with shower attachment, pedestal washbasin, low level WC, radiator and an obscured double-glazed window to the front.

Bedroom One: 12'3" x 7'0" With wooden flooring, a radiator and a double-glazed window to the rear.

Bedroom Two: 11'10" x 9'3" With wooden flooring, a radiator and a double-glazed window to the rear.

Outside: To the rear of the property is an enclosed east-facing garden which measures approximately 27' in length by 17' in width with a paved patio beyond which is an area laid to lawn with flowerbeds and a garden shed. The garden is enclosed by timber fencing and there is a side gate which leads to an allocated single parking space.

Viewing by appointment through the selling agents McAllisters: 01373 453592

