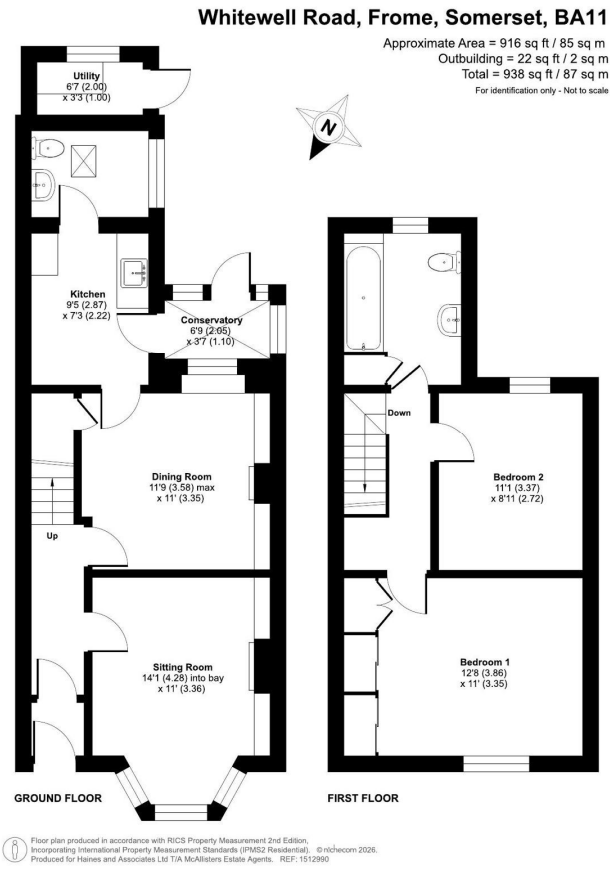




McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T: 01373453592
E: info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight across into Gore Hedge and Butts Hill, take the turning right into Somerset Road and immediately left into Whitewell Road where the property will be found on the left hand side.

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.

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 double bedroom late Victorian town house requiring general updating to create a comfortable and characterful home * Two reception rooms both with fireplaces * A generous sized south facing rear garden * No onward chain**

Situation: The property lies approximately half a mile from the town centre and less than a quarter of a mile from Victoria Park. The house is in the catchment of the Trinity First School, Oakfield Middle School with the Avanti School less than quarter of a mile away. Frome has a comprehensive range independent of shops, boutiques, cafes and bistros including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to date from around 1900's this late Victorian bay windowed house has been in the same ownership for some years and requires general updating and modernisation. The property has many original features including a tiled entrance porch and with both reception rooms having chimneys and could (subject to the usual consent) be opened up to create focal points for both rooms. Accessed from the kitchen is a cloakroom which could double up as a utility space or accommodate a shower enclosure. To the first floor there are two double-sized bedrooms with the main bedroom spanning the entire width of the house and providing space (subject to the usual consent) to be divided and create a bathroom to one side and then liberating the existing bathroom to create a third bedroom. A particular feature of the property is the generous sized rear garden which measures over 70' in length with an average width of 17' and is stocked with a variety of shrubs, plants and established trees enjoying a good degree of privacy and enjoying a southerly aspect. Providing an excellent project the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With a UPVC front door with an original part glazed door to:

Entrance Hall: With a tiled floor, display arch, staircase rising to the first floor and doors to:

Sitting Room: With a large bay window to the front with UPVC sealed double-glazed windows, a tiled fireplace (at present blocked off), shelved recesses to either side, night storage heater and picture rails.

Dining Room: With a living flame fire with a decorative surround and cupboards to either side, picture rail, understairs storage cupboard and door to:

Kitchen: With a stainless steel single drainer sink, plumbing for a washing machine, base and wall units and an electric cooker, UPVC sealed double-glazed window to the side, half glazed door to a rear porch with part glazed door to the garden and a further door to

Cloakroom: With a white low-level WC, pedestal wash basin with a tiled splash, electric

- **ENTRANCE PORCH**
- **ENTRANCE HALL**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **CLOAKROOM**
- **FIRST FLOOR LANDING**
- **TWO DOUBLE BEDROOMS**
- **BATHROOM**
- **GENEROUS SIZED SOUTH FACING GARDEN**

oil filled towel rail and an obscure double-glazed window to the side. Space for a utility area or shower enclosure.

First Floor:

Landing: With access to a roof space which could (subject to the usual consent) be converted to create additional accommodation. Note: The property several doors along have already done this. Night storage heater and doors to:

Bedroom 1: With a built-in wardrobe to one wall, an electric panel radiator, picture rail and a UPVC sealed double-glazed window to the front.

Bedroom 2: With a UPVC sealed double-glazed window to the rear.

Bathroom: With a panelled bath and a wall mounted electric shower and glazed shower screen, low level WC, pedestal wash basin, electric oil filled towel rail/radiator, airing cupboard with an immersion heater fitted to a factory lagged hot water cylinder. UPVC sealed double-glazed window to the rear.

Outside: To the front of the property is a small area of garden and gateway with pathway leading to the front door. There is side gated access which in turn leads to:

The Rear Garden: Is a particular feature of the property measuring over 70' in length by an average width of 17'. The garden is paved with raised flower beds stocked with a variety of shrubs, bushes and established trees. It is enclosed by timber fencing and incorporates several shady seating areas. There is a small store/workshop situated immediately to the rear of the property with a window and part glazed door. The garden has rear pedestrian access and enjoys a southerly aspect.

