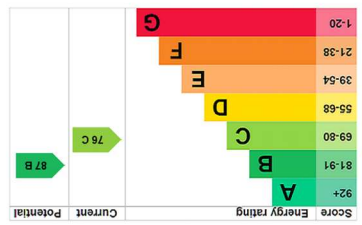


This floor plan provided by Home Circle Property Marketing Specialists is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, 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.

18 Slipps Close, Frome, BA11 1FW

Approximate floor area: 982sq feet, 82sq metres



Directions: From our offices in the Market Place proceed to the top of Bath Street, at the mini roundabout carry straight across into Gore Hedge which in turn becomes Butts Hill, take the turning right into Slipps Close, follow the road around to the left hand side and the property will be found in the corner on the left.

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McAllisters
Valuers & Estate Agents
Traditional Values / Modern Approach



Slipps Close, Frome, BA11 1FW

Guide Price £395,000
Freehold

*** A stylish, three double bedroom modern house * Dual aspect lounge/dining room with French doors onto a private south facing rear garden with a full width veranda * Convenient location just a short distance from Victoria Park * Approximately 1/4 mile from the town centre and railway station * No onward chain**

Situation: The property lies within a cul-de-sac which is close to Victoria Park which has a bowling green, tennis courts, extensive grounds and a cafe. A short walk brings you into the Badcox and the St. Catherines area of Frome which is approximately a 1/4 mile away and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains located in the centre of the town including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles away.

Description: Built approximately 14 years ago this corner terrace house is the only one of its kind within Slipps Close and provides stylish accommodation arranged over two floors with well stocked south facing gardens accessed off a side gate and French doors from the lounge/dining room, leading to a full width toughened glass powder coated aluminium veranda creating a sheltered terraced area to be enjoyed during the Spring, Summer and Autumn months. There is a single garage and parking space adjacent to the garden and the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a panelled front door, radiator, tiled floor, staircase rising to the first floor, door to the lounge/dining room and further door to:

Cloakroom: With a white suite comprising a low-level WC, vanity with inset washbasin and cupboard beneath, radiator, tiled floor and an obscure double-glazed window.

Lounge/Dining Room: Enjoying dual aspect with two double-glazed windows to the side and a double-glazed window and double, French doors onto the rear garden. Two radiators, understairs storage cupboard and access through to:

Kitchen: With a range of base and wall units incorporating a single drainer sink with adjacent work surfaces, drawers and cupboards beneath, integrated stainless steel finish electric fan assisted oven and gas four ring hob, space and plumbing for a washing machine and a slimline dishwasher, space for a fridge/freezer, eye level cupboard units incorporating an extractor hood and cupboard housing a Worcester gas fired boiler supplying domestic hot water and central heating to radiators. Note: This was installed approximately 6 years ago. Welsh dresser with corner shelves to either side. Double-glazed window to the rear.

- **ENTRANCE HALL**
- **CLOAKROOM**
- **LOUNGE/DINING ROOM**
- **FITTED KITCHEN**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **TWO FURTHER DOUBLE-SIZED BEDROOMS**
- **FAMILY BATHROOM**
- **SOUTH FACING REAR GARDEN**
- **SINGLE GARAGE**
- **PARKING SPACE**

First Floor:

Landing: With two double-glazed windows to the side elevation, radiator and a deep shelved storage cupboard. Door to:

Principal Bedroom: With a radiator and a double-glazed window to the rear. Door to:

En-Suite Shower Room: With a tiled corner entry shower enclosure with a newly installed thermostatic shower mixer, pedestal wash basin, low level WC, radiator and an obscure double-glazed window to the rear.

Bedroom 2: Enjoying dual aspect with double-glazed windows to the side elevations and two radiators.

Bedroom 3: With a double-glazed window and radiator.

Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling and a wall mounted thermostatic shower with a curtain, pedestal wash basin, low level WC, single radiator and an obscure double-glazed window.

Outside: To the rear of the property is an enclosed garden comprising a full width paved terrace with an ornate veranda with a toughened glass roof extending the full width of the garden by a depth of 6' beyond which there is a central pathway with flower beds, gravelled areas, shrubs and bushes and an outside tap. The garden is enclosed by timber fencing and enjoys a south easterly aspect. A path at the top leads to a side personal door which in turn accesses the single garage which has power and light connected and has a metal up-and-over door and a single parking space to the front. Under the arch is a bin store/storage shed.









