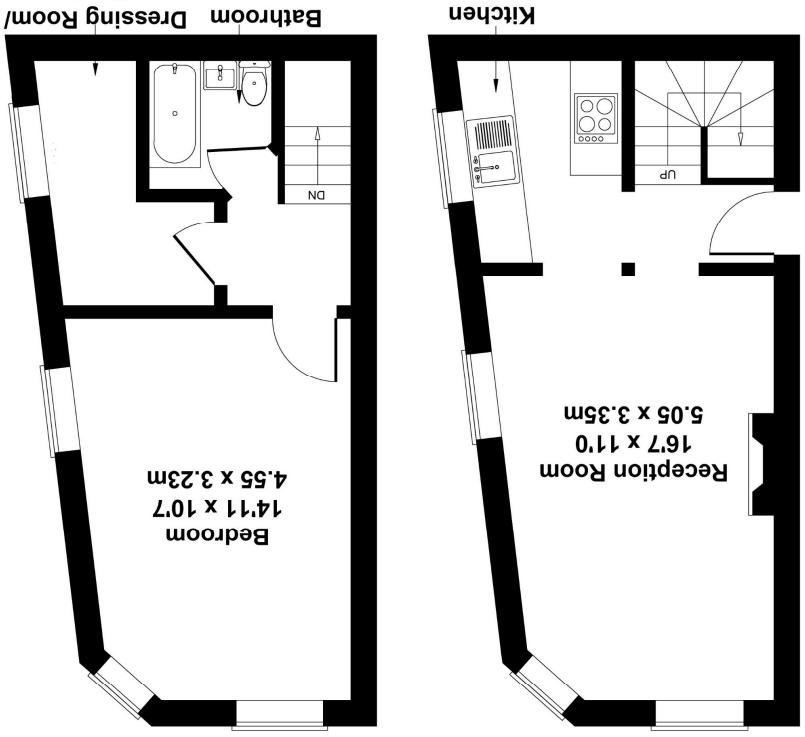
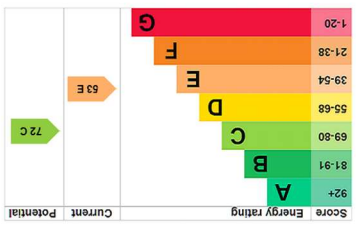
Directions: From our offices in the Market Place, proceed up Palmer Street, bearing right into Catherine Hill and taking steps up onto Paul Street. The property will be found immediately on the left-hand side.

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.

McAllisters is a trading name of Haines and Associates Limited, registration no 09918653.
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Traditional Values / Modern Approach



Paul Street, Frome, Somerset, BA11 1DT

Guide Price £295,000
Leasehold

*** A superb two-bedroom maisonette within the St. Catherines area of Frome * Arguably the most photographed building in Frome * An ideal investment or 'lock up and leave'**

- **ENTRANCE HALL**
- **KITCHEN**
- **SUPERB DUAL ASPECT LIVING ROOM**
- **BATHROOM**
- **DOUBLE SIZED BEDROOM**
- **STUDY/DRESSING ROOM/BEDROOM TWO**

Situation: Situated within the heart of the St. Catherines area of Frome on the junction of Catherine Hill and Paul Street the property is surrounded by a range of independent shops, cafes and bistros with easy access into the Market Place where there are further independent shops together with national chains including Marks & Spencer. The railway station lies approximately 3/4 mile and the Georgian city of Bath approximately 13 miles.

Description: This beautiful Grade II Listed property is one of the most recognised buildings in Frome situated at the junction between Catherine Hill and Paul Street. This leasehold maisonette has accommodation arranged over two floors with a superb dual aspect living room with three windows looking up Catherine Hill adjacent to which is a kitchen with a range of fitted units incorporating an oven, hob and breakfast bar. To the first floor the main bedroom has three sash windows again looking up Catherine Hill adjacent to which there is a bathroom and a study/bedroom two. The main bedroom has exposed trusses together with a feature fire and the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall Area: With a part glazed front door, winding staircase rising to the second floor, multi-pane sash window to the front with adjacent understairs cupboard and additional cupboard leading through to:

Lounge Area: This intriguing dual aspect space looks up Catherine Hill with three Georgian multi-pane windows, an open fireplace with brick return and a wood burning stove with a slate hearth, two radiators, low voltage ceiling down lighters and access through to the:

Kitchen Area: Which has a range of painted units incorporating one and a half bowl porcelain single drainer sink with a mono bloc mixer tap, adjacent hardwood work surfaces and incorporating space and plumbing for a washing machine, and space for a refrigerator, integrated electric oven and gas four ring hob with splash back and extractor hood. Multi-pane window overlooking Catherine Hill.

Second Floor:

Landing: With a wall mounted Ideal gas fired combination boiler supplying domestic hot water and central heating to radiators, sliding sash window overlooking Paul Street and doors to:

Bedroom 1: This superb dual aspect room replicates the shape of the sitting room and has a vaulted ceiling with exposed beams. There are three Georgian sash windows overlooking Catherine Hill and a decorative fireplace with cast iron grate and stone surround. Two radiators.

Bedroom 2: With panelling to one wall and a sash window overlooking Catherine Hill.

Bathroom: With a white suite comprising a panelled bath with a wall mounted thermostatic shower, vanity wash basin, low level WC and an electric oil filled towel rail/radiator.

Tenure: The property is held on a 999-year lease commencing in 2003, with no ground rent and a contribution towards the buildings insurance policy.









