

37 Marston Lane, Frome, Somerset, BA11 4DR

Auction Guide Price +++ £160,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD END OF TERRACE HOUSE
- VACANT | LARGE GARDEN | 1102 Sq Ft
- MODERNISATION | POSSIBLE PLOT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold END OF TERRACE HOUSE (1102 Sq Ft) in need of MODERNISATION with LARGE GARDEN and possible PLOT STC

37 Marston Lane, Frome, Somerset, BA11 4DR

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 37 Marston Lane, Frome, Somerset BA11 4DR

Lot Number 8

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30
Registration Deadline is on Monday 16th September 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold end of terrace period 3 bedroom property with generous accommodation (1102 Sq Ft) arranged over two floors with a large rear garden and parking.
Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - E

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

FAMILY HOME | MODERNISATION | EXTEND

The property now requires complete modernisation but has scope for a fine home with large garden in this sought after area of Frome.
Potential to extend the property to the rear and into the attic space.

POTENTIAL PLOT | GARAGE

There was originally a detached garage at the end of the plot that has been demolished but has scope to be rebuilt.
There may be further potential for an additional dwelling on the garage plot.
We understand no planning of this nature has been previously sought - interested parties to make their own investigations.

All subject to gaining the necessary consents.

LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools several theatres and a cinema.

SOLICITORS & COMPLETION

Isabel Figueiredo

Goughs

t: 01249 812086

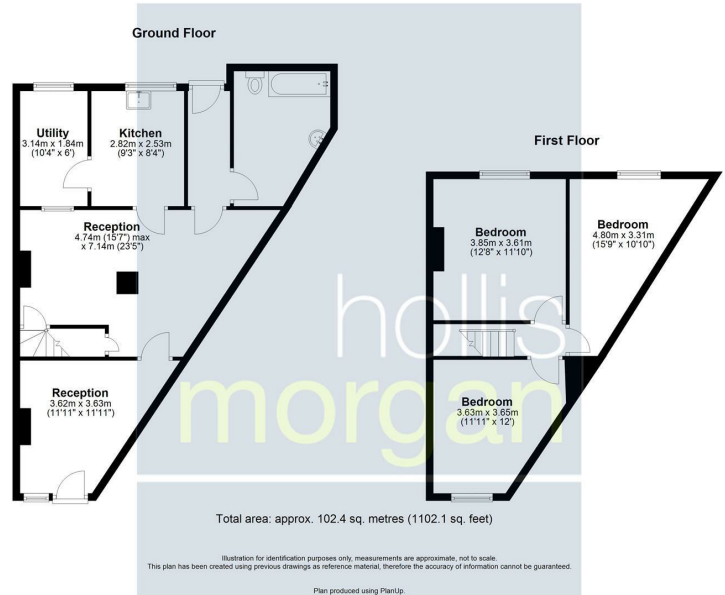
isabelfigueiredo@goughs.co.uk

https://www.goughs.co.uk/

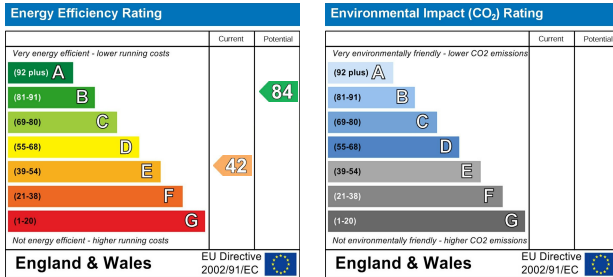
EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

Floor plan



EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.