



Goulds Ground, Frome

oieo £425,000

Council Tax Band C Tax Price £2,167 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this one of a kind family home, found in one of the most sought after postcodes in the town. The four bedroom property sits on Goulds Ground in the heart of the local conservation area, surrounded by grand, period properties and quaint, character cottages. This comparatively modern home offers practical conveniences alongside the beautiful surrounds. The house boasts generous bedrooms along with a main living room and contemporary open plan kitchen diner. Externally you will enjoy the private and enclosed rear garden that enjoys fabulous sunlight through the day and is the perfect spot to relax and unwind. Unlike many other homes in the area you will benefit from the off street parking immediately to the front of the house as well as a single integral garage. We are informed that subject to relevant planning and building permissions the garage could be incorporated into the living space to create a substantial ground floor reception room, as others in the row have done. To view the virtual tour please follow this link: [Click Here](#)

What our Vendors Love

This home has been in the same family for over twenty years and has been thoroughly loved during that period. Our sellers have expressed how the extensive accommodation including four bedrooms has allowed for long term family growth and a sense of ample space. The immediate area has offered tranquillity, and being surrounded by the attractive stone built architecture of neighbouring homes, some of which have sold for seven figure sums, has always been a fantastic setting to return home to. The benefit of being able to wander easily into town via Whittox Lane and down the well renowned Catherine Hill is a great bonus, equally a short stroll up the lane and onto Vallis Road sees the shops and eateries at Badcox also just moments away. One of our vendors' favourite features is the ability to open the doors onto a very private feeling landscaped low maintenance garden which boasts an almost Mediterranean feel with well established trees, shrubs and potted plants. Having parking right outside, and a garage as well, has also felt like a tremendous luxury for this part of town.

Key Features

- Highly Sought After Location
- Close to Frome Town Centre
- Four Bedrooms
- Sunny Private Garden
- Garage and Parking
- Offered with No Onward Chain



Rooms

Entrance Hall

3'3" x 15'8" (0.99m x 4.78m)

WC/Cloakroom

2'11" x 5'9" (0.89m x 1.75m)

Living Room

8'8" x 15'7" (2.64m x 4.75m)

Kitchen Diner

16'6" x 8'1" (5.03m x 2.46m)

Utility Room

7'0 x 8'0 (2.13m x 2.44m)

First Floor Landing

2'11" x 6'2" (0.89m x 1.88m)

Bedroom One

17'6" x 10'9" (5.33m x 3.28m)

Bedroom Two

9'11" x 11'0 (3.02m x 3.35m)

Bedroom Three

7'5" x 9'10" (2.26m x 3.00m)

Bedroom Four

5'11" x 8'1" (1.80m x 2.46m)

Bathroom

6'3" x 6'0 (1.91m x 1.83m)

Garage

8'3" x 15'9" (2.51m x 4.80m)

Parking

For two vehicles immediately to the front of the house

Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn right down to the round-a-bout at the top of Bath Street. Turning left along Christchurch Street West continue until you reach the next round-a-bout and take the second turning which will bring you onto Vallis Road. Turn right onto Goulds Ground and the the property will be found on your right hand side.

Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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