



## Railway Walk, Frome

£350,000

Council Tax Band D Tax Price £2,438 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this beautifully presented end of terrace home that is found in a popular area, close to Frome town centre and the railway station. The property is laid out over three floor and boasts three double bedrooms including a stunning primary suite comprising a large bedroom, dressing area with fitted wardrobes and an ensuite shower room. The dual aspect sitting room overlooks the neighbouring green and the kitchen diner has French doors onto the low maintenance rear garden. Complete with driveway parking leading to the garage. This family home is found in excellent condition throughout and is offered for sale with no onward chain. To view the virtual tour please follow this link:**

[Click Here](#)

### **What Our Vendors Love**

Having spent a few years now in this home our clients have loved how easy other can reach the independent shops, Lidl Supermarket, restaurants and amenities of the town and in particular how easy it is to hop on a train or a bus to reach Bath for lunch or an afternoon out. The house is also very light, being on the end of the terrace they have a lovely open aspect to the side of the house which means they have a great view over the green opposite and rooftop views across Rodden Meadow and onto the Rodden Road area. The garden is ideal for their family too as it is low maintenance and gets a pleasant amount of sunlight. We are told that they also found the main bedroom suite a massive attraction when they first saw this home and the space it offers, including storage is fabulous and they will miss the peace and quiet up there too.

### **Key Features**

- Three Double Bedrooms
- Stunning Master Suite
- Close To Town Center & Railway Station
- Excellent Condition Throughout
- Garage & Driveway
- Low Maintenance Garden





## Rooms

### Ensuite

7'10" x 4'10" (2.39m x 1.47m)

### Bedroom One and Dressing Room

13'6" x 11'7" (4.11m x 3.53m)

### Bedroom Three

13'7" x 8'4" (4.14m x 2.54m)

### Bedroom Two

12'8" x 8'5" (3.86m x 2.57m)

### Bathroom

6'8" x 6'7" (2.03m x 2.01m)

### First Floor Landing

19'7" x 6'7" (5.97m x 2.01m)

### Cloakroom

5'6" x 3'4" (1.68m x 1.01m)

### Utility Area

6'9" x 4'6" (2.06m x 1.37m)

### Kitchen/Diner

12'8" x 10'7" (3.86m x 3.22m)

### Living Room

13'8" x 11'6" (4.17m x 3.51m)

### Entrance Hall

4'5" x 4'5" (1.35m x 1.35m)

### Garden

To the front is a small area of garden laid to plumb slate. Extending to the side is a gravel area within a dwarf wall with iron railings. The rear garden has been set out for ease of maintenance and as such is laid mostly to artificial grass. A paved patio is an ideal spot to enjoy the summer evenings. Enclosed by wall and fencing, the garden has a rear gate onto the driveway.

### Garage & Parking

The properties single garage with up and over door is found at the foot of the garden and has a driveway parking space in front. Additional parking can be found on street to the side of the house.

### Directions

From our offices turn right onto Wallbridge and right again onto Great Western Street. Follow the road around until you pass the local store on the left hand side and the house will be found shortly on your left hand side opposite the green.

### Agent Notes

We are informed that an annual estate management fee of £150 is applicable to this property. Additional information relating to material information may be available from the agent by request. 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.





## Forest Marble Ltd

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

