





📍 39 St. Johns Road, Frome, BA11 2BA

📄 Auction Guide £90,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 14
- Guide Price £90,000+

🏠 Leasehold

📊 EPC Rating D





LOT 14  
FOR SALE BY ONLINE AUCTION  
THURSDAY 12th FEBRUARY 2026  
GUIDE PRICE £90,000+

2 Bedroom ground floor flat in need of some updating. Situated in an established residential area and within easy reach of Frome town centre. Ideal investment or first time buy.

Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a station with rail links to Bath, Bristol and London Paddington.

The accommodation comprises; entrance hall, living/dining room, kitchen, 2 double bedrooms and a bathroom. The property has double glazing and gas central heating.

Externally there is communal gardens. On street parking is available nearby on a 'first come first served' basis

In good order the flat should achieve a rental income in the region of £12,000 per annum.

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#### **Situation & Description**

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#### **Viewings**

To arrange a viewing, contact: Trowbridge Office on 01225 617030

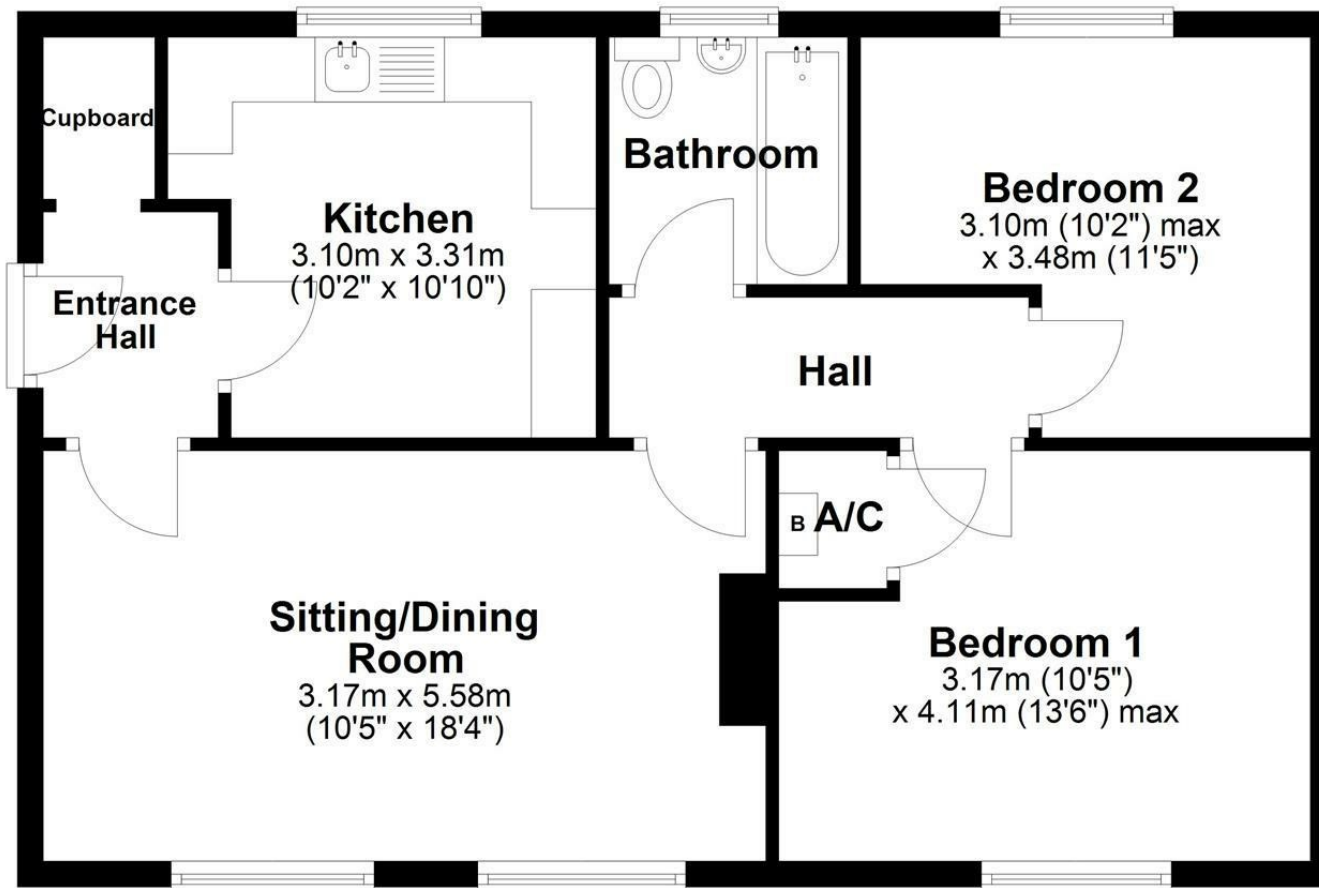
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



## Ground Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.