



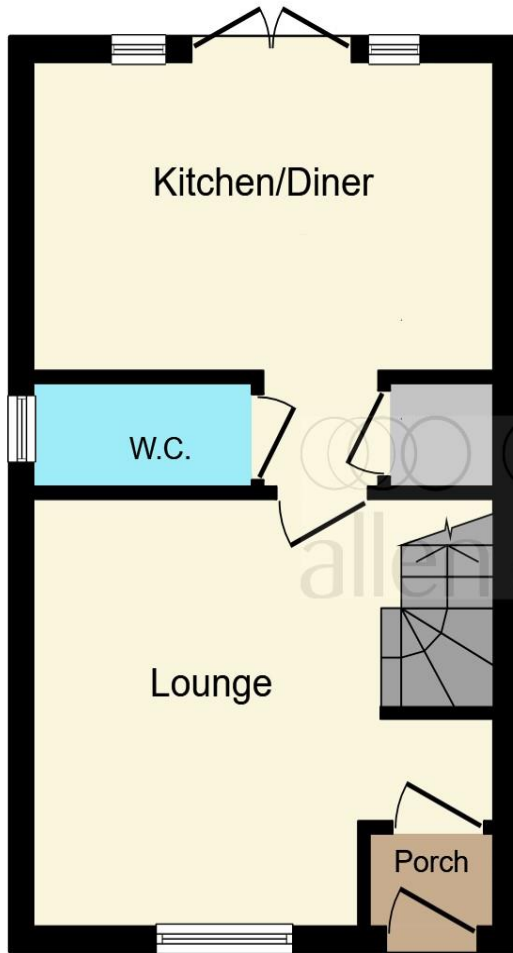
Theobald Road, Nunney Frome BA11 4FP

welcome to

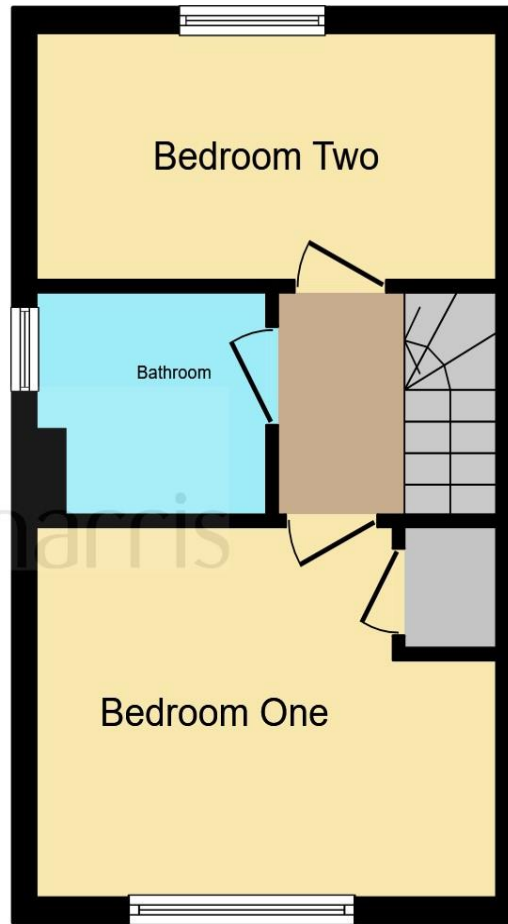
Theobald Road, Nunney Frome

This semi-detached home features an impressive open-plan kitchen and living room, cloakroom and a well maintained rear garden. Upstairs includes two double bedrooms and a modern bathroom, providing both comfort and style. ****WE HIGHLY RECOMMEND VIEWING TO AVOID DISAPPOINTMENT****.





Ground Floor



First Floor

Living Room

12' 11" x 12' (3.94m x 3.66m)

Kitchen & Dining

12' 11" x 11' 3" (3.94m x 3.43m)

Cloak Room

6' 1" x 3' 5" (1.85m x 1.04m)

First Floor

Bedroom One

12' 11" x 9' 4" (3.94m x 2.84m)

Bedroom Two

12' 11" x 7' 7" (3.94m x 2.31m)

Bathroom

Outside

Rear Garden

Allocated Parking

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Theobald Road, Nunney Frome

- Impressive Southerly Facing Garden**
- Two Parking Spaces**
- Air Source Heat Pump**Energy Efficient**A 'Gas Free' Estate!
- Two Bedroom Semi Detached Home**
- Stylish & Modern**

Tenure: Freehold EPC Rating: B

£280,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/FRO110401



Property Ref:
FRO110401 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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