



The Old Brewery Gentle Street, Frome BA11 1JH

welcome to

The Old Brewery Gentle Street, Frome

- Fitted Open Plan Kitchen
- TWO DOUBLE Bedrooms
- Modern Bathroom
- Bright Open Living Space
- Popular Area In The Centre Of Frome

Tenure: Leasehold EPC Rating: D

£210,000

This impressive flat is found on the ground floor of the building and consists of two double bedrooms, an open plan fitted kitchen, living area and a bathroom. Located only a short walk to Frome town and it's local amenities, perfect for anyone looking to be close to the centre.

As you enter the property you are met with a hallway which leads straight to the kitchen/ living / dining room. This room is spacious and naturally bright due to multiple windows allowing sunlight inside. The kitchen area consists of plenty of base and wall units for storage. There are built in facilities such as a fridge freezer, gas hob and stainless steel sink. The living area offers ample space for a sofa and small dining table.

Bedroom one provides space for a double or king sized bed, there is also a build in wardrobe and a window keeping the room naturally bright. Bedroom two has available space for a double bed, it also comes with a built in wardrobe and a window. The bathroom has a modern style and includes and bathtub with a shower, a low leveled W/c and a wash hand basin. Built in cupboards are located beneath the basin and a heated towel rail can be found just as you enter the bathroom on your right.

Hallway

Kitchen/ Living / Dining Room

15' 10" x 16' 9" (4.83m x 5.11m)

Bedroom One

9' 9" x 8' 10" (2.97m x 2.69m)

Bedroom Two

9' 5" x 8' 1" (2.87m x 2.46m)

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Property Ref:

FRO110423 - 0003

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