









welcome to

Queens Road, Frome

A lovely three bedroom property located only a short walk to Frome town centre and its local amenities. With impressive features, this house is a must see! *Highly recommended to view!*













Entrance Hallway

Laminate flooring. Cupboard underneath the stairs. Stairs to the first floor. Access to the kitchen and living room. Radiator.

Living Room

Carpeted flooring. Gas fireplace. Front aspect double glazed window. Radiator.

Kitchen

Laminate flooring. There are many base and wall units for storage and available spaces for facilities such as a fridge freezer and oven. Double glazed window looking into the utility room. Radiator.

Dining Room

Carpeted flooring. Space for a dining table with chairs. Two rear aspect double glazed windows. Radiator.

Utility Room

Tiled flooring. Space for a washing machine and dryer. Double glazed windows. Radiator.

W/c

Tiled flooring. W/C. Door to storage room.

Storage Room

Storage Space. Rear aspect double glazed window. Door to W/C and conservatory.

Conservatory

Tiled flooring. Double glazed windows. Access to rear garden.

First Floor Landing

Carpeted flooring. Access to loft. Landing cupboard. Front aspect double glazed window. Radiator.

Bedroom One

Carpeted flooring. Space for a double or king sized bed. Two front aspect double glazed windows. Radiator.

Bedroom Two

Carpeted flooring. Space for a double bed. Built in cupboard for storage. Rear aspect double glazed window. Radiator.

Bedroom Three

Carpeted flooring. Space for a single bed. Built in storage. Rear aspect double glazed window. Radiator.

Wet Room

Low leveled W/C, wash hand basin, shower. Rear aspect double glazed frosted window. Radiator.

Rear Garden

Patio garden with lawned section. Flowerbeds. Space for greenhouses. Shed.





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Queens Road, Frome

- Three Bedrooms**Renovation Project
- Utility Room**Storage Room
- Conservatory**
- Rear Garden**
- **Highly Recommended to view!**

Tenure: Freehold EPC Rating: D

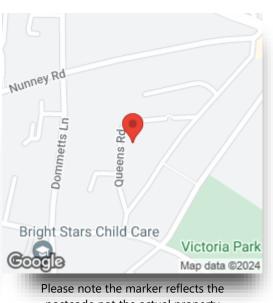
offers in the region of

£190,000









postcode not the actual property

view this property online allenandharris.co.uk/Property/FRO110565



Property Ref: FRO110565 - 0006 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 quidance 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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allenandharris.co.uk

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