



**Garth, Great Elm Frome BA11 3NY**



**welcome to**

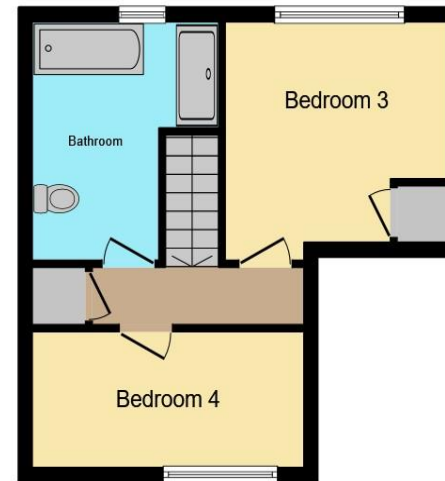
**Garth, Great Elm Frome**

This home effortlessly combines everyday comfort and practicality. With spacious rooms and a beautifully landscaped rear garden. This property is in need of modernisation so we highly recommend a viewing. The ample driveway further enhance its appeal.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Kitchen**

12' x 11' ( 3.66m x 3.35m )

**Utility Room**

**Living Room**

19' 4" x 11' ( 5.89m x 3.35m )

**Conservatory**

17' x 8' ( 5.18m x 2.44m )

**Shower Room**

**Bedroom One**

14' 8" x 11' ( 4.47m x 3.35m )

**Bedroom Two**

11' x 10' ( 3.35m x 3.05m )

**First Floor Landing**

**Bedroom Three**

11' 4" x 10' 2" ( 3.45m x 3.10m )

**Bedroom Four**

12' 4" x 6' ( 3.76m x 1.83m )

**Bathroom**

**Rear Garden**

**Front Garden**

**Parking**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Garth, Great Elm Frome

- Detached Property\*\*
- Three Double Bedrooms\*\*One Single Bedroom
- Utility Room\*\* Light-Filled Conservatory
- Ground Floor Shower Room\*\*Upstairs Bathroom
- Impressive South Facing Rear Garden\*\*

Tenure: Freehold EPC Rating: D

guide price

**£490,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/FRO110827](https://allenandharris.co.uk/Property/FRO110827)



Property Ref:  
FRO110827 - 0004

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