









welcome to

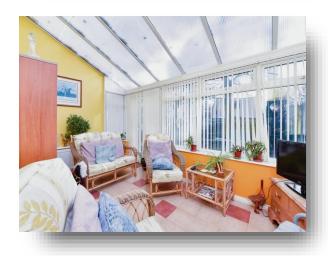
Vallis Road, Frome

This delightful three-bedroom semi-detached home offers a perfect blend of comfort, space, and scenic surroundings. Boasting an impressive front and rear garden, the property enjoys a peaceful setting with picturesque countryside views. **HIGHLY RECOMMENDED TO VIEW!**















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

Porch

Conservatory

Hallway

Living Room

10' 8" x 17' 7" (3.25m x 5.36m)

Kitchen/Dining Room

24' 11" x 8' 9" (7.59m x 2.67m)

Utility

6' 3" x 8' 4" (1.91m x 2.54m)

Cloakroom

Storage Room

First Floor Landing

Bedroom One

13' 10" x 10' 9" (4.22m x 3.28m)

Bedroom Two

8' 10" x 13' 10" (2.69m x 4.22m)

Bedroom Three

9' 9" x 10' 8" (2.97m x 3.25m)

Shower Room

8' 10" x 5' 5" (2.69m x 1.65m)

Rear Garden

Garage/Workshop

welcome to

Vallis Road, Frome

- Semi-Detached House**Countryside Views**
- Planning Permission For A Two Story Extension**
- Two DOUBLE Bedrooms**One Single Bedroom**
- Living Room**Stylish Kitchen**Bright Dining Room**
- Utility Room**Ground Floor Cloakroom**

Tenure: Freehold EPC Rating: D

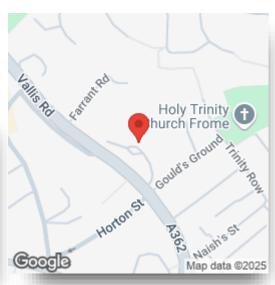
offers in excess of

£450,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/FRO111134



Property Ref: FRO111134 - 0003 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.





01373 462999



Frome@allenandharris.co.uk



9 The Bridge, FROME, Somerset, BA11 1AR



allenandharris.co.uk

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