



Wrights
01225 755553

Marsh Road, Rode, Frome, Somerset, BA11 6PE

£395,000

This recently renovated three bedroom home is situated within the highly sought after village of Rode.

Features include a spacious lounge/dining room, well appointed kitchen/breakfast room, newly fitted bathroom with four piece suite, gas central heating, double glazing, a generous rear garden, garage and driveway parking.

Sold with the benefit of no onward chain.



Three bedroom semi detached house

Situated in the idyllic village of Rode

Gas central heating

Double glazing

Newly fitted bathroom with four piece suite

Situation

Rode is one of the area's most popular and sought-after villages, within commuting distance of both Bath and Bristol and offering easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington.

Village amenities include pubs, a popular primary school, post office/general store with fantastic café, village hall and playing fields.

Kitchen/breakfast room

Generous rear garden

Driveway parking

Garage and brick built storage shed

No onward chain



The property comprises

Ground floor

Entrance Hall

With front door, obscured double glazed windows to the front and side, solid oak flooring, double panel radiator and stairs to first floor.

Lounge/Diner *20' 8" max x 14' 1" max (6.31m max x 4.29m max)*

This generous room offers solid oak flooring, two double panel radiators, telephone and television points, open fireplace and double glazed window to the front.

Kitchen/Breakfast room

13' 3" max x 12' 4" max (4.03m max x 3.77m max)

The well appointed kitchen/breakfast room offers a range of white high gloss eye level and base units with wood laminate work tops over, tiled splash backs, one and a half bowl sink/drainers, integrated electric oven, ceramic hob and extractor hood, space for fridge/freezer, washing machine and dishwasher, tiled floor, inset ceiling spotlights, television point, double panel radiator and double glazed windows to the side and rear.

Rear Hall

With tiled floor, double panel radiator, alarm panel, inset ceiling spotlights, double glazed window to the side and door to the rear garden.

Bathroom *9' 10" x 5' 11" (3.00m x 1.81m)*

With tiled floor, newly fitted white suite comprising bath, shower enclosure with electric shower, low level W.C and hand basin with vanity unit, built in mirror and light, heated towel rail and two obscured double glazed windows to the side.

Landing

With double glazed window to the side.

Bedroom 1 *14' 1" x 9' 5" (4.30m x 2.86m)*

With double panel radiator, television point and double glazed window to the front.

En-suite W.C

With white suite comprising low level W.C and hand basin with vanity unit, inset ceiling spotlight and obscured double glazed window to the side.

Bedroom 2 *10' 11" x 7' 7" (3.34m x 2.32m)*

With double panel radiator, airing cupboard and double glazed window to the rear.

Bedroom 3 *8' 11" x 8' 0" (2.73m x 2.43m)*

With double panel radiator and double glazed window to the rear.

Externally

To the front and side

The property is set back from the road with an attractive low maintenance front garden. To the side is a long driveway leading to the garage, providing off road parking for several vehicles. A side gate provides access to the rear garden.

Garage

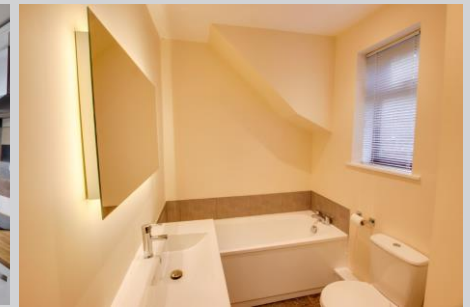
With newly fitted electric door to the front, power and light and a side door into the garden.

To the rear

The private rear garden offers a large patio seating area and a generous area laid to lawn. To the rear of the garage there is a brick built storage shed with power and light. A gate provides access to the side of the property.

Council tax

The property is currently in council tax band B.



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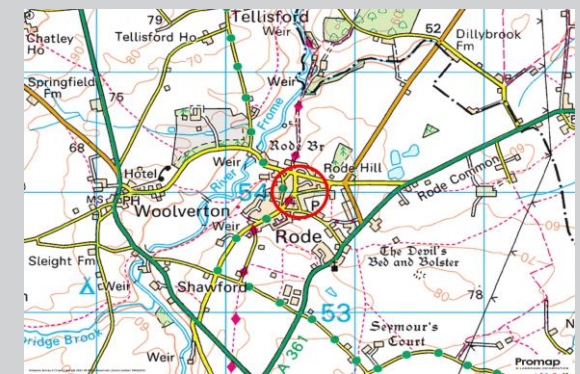
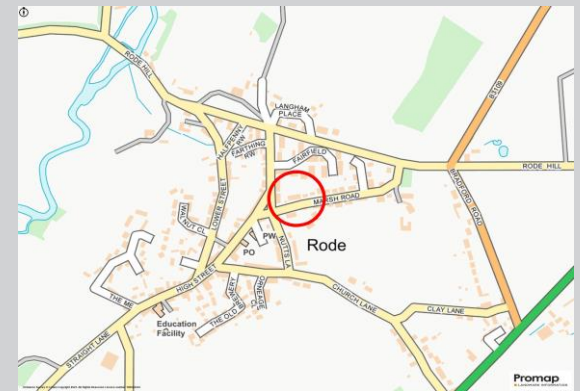
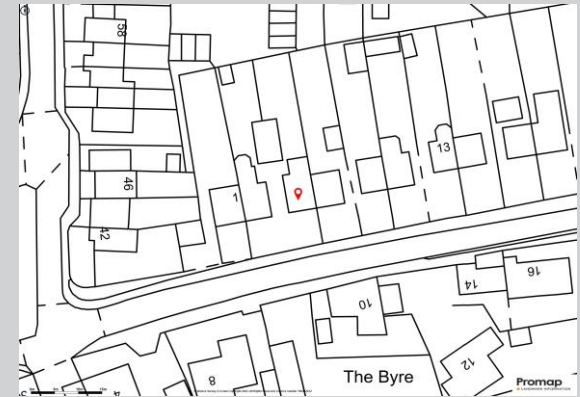
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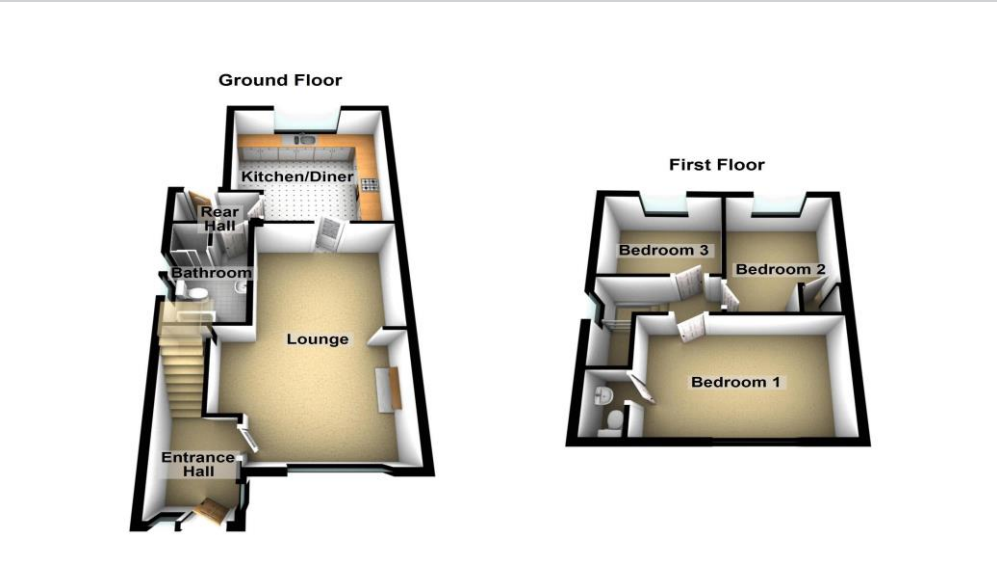
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