



47 Marsh Road

Rode Frome BA11 6PE

- Well-presented semi detached family home in a quiet cul-de-sac, in a well-regarded village with shop, Post Office, school, cafe & two excellent pubs
- Open Plan Lounge/dining room
- Three Good Sized Bedrooms
- UPVC Double Glazing & Gas C/Heating
- Garage & Driveway
- Boasts a very friendly community spirit, is close to countryside & conveniently located for Bath, Frome & the A36
- Cloakroom & Modern Kitchen
- Brand New Shower Room
- Established Private Garden
- No Chain - Viewing Recommended

Offers Over £350,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed door to the front. UPVC double glazed window to the side. Wood effect flooring. Coat hanging space. UPVC double glazed windows and door to the:

Entrance Hall

Radiator. Stairs to the first floor with cupboard under. Wood effect flooring. Smoke alarm. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the side. Two piece white suite comprising wash hand basin and w/c. Vinyl flooring.

Lounge Area

14'6" x 12'0" (4.42 x 3.66)

UPVC double glazed window to the front with fitted blinds. Radiator. Feature stone fireplace with tiled hearth and electric fire inset. Wall lights and coving. Television point. Open plan to the:

Dining Area

10'4" x 8'8" (3.16 x 2.65)

UPVC double glazed window to the rear. Radiator. Wall lights and coving. Serving hatch to kitchen.



Kitchen

11'8" x 9'10" max (3.56 x 3.00 max)
UPVC double glazed window to the rear.
Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Electric cooker point. Integrated dishwasher. Plumbing for washing machine. Space for under counter fridge. Wall mounted Vaillant combi boiler. Vinyl flooring. Obscured UPVC double glazed door to the side. Carbon monoxide alarm.

FIRST FLOOR

Landing

UPVC double glazed window to the side with fitted blinds. Balustrade. Access to boarded loft space with ladder. Two smoke alarms. Central heating thermostat. Panelled doors off and into: linen cupboard with shelving.

Bedroom One

12'1" x 11'8" (3.70 x 3.56)
UPVC double glazed window to the front with far reaching views. Radiator.

Bedroom Two

11'9" x 10'2" (3.59 x 3.12)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

8'8" x 8'8" max (2.66 x 2.65 max)
UPVC double glazed window to the front

with far reaching views. Radiator. Over-stairs bulk-head with built-in cupboard.

Brand New Shower Room

Obscured UPVC double glazed window to the rear with fitted blinds. Chrome towel radiator. Three piece white suite with stone tiled surrounds comprising large walk-in shower enclosure with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wood effect LVT flooring.

EXTERNALLY

To The Front

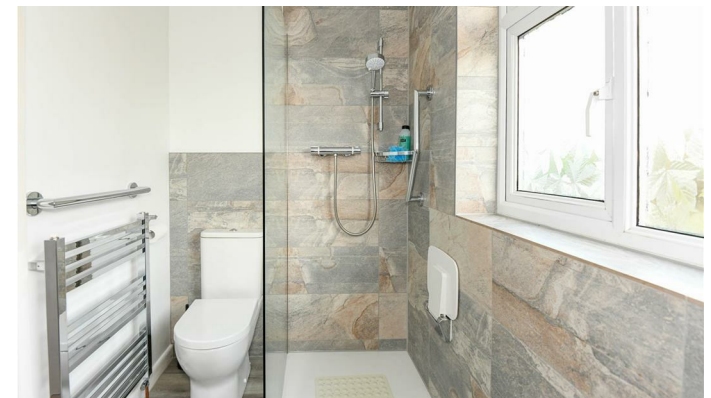
Path to the front. Small paved area, area laid to loose stone chippings and borders with a variety of plants and shrubs. Side pedestrian access to the rear. Tarmac driveway providing off road parking.

To The Rear

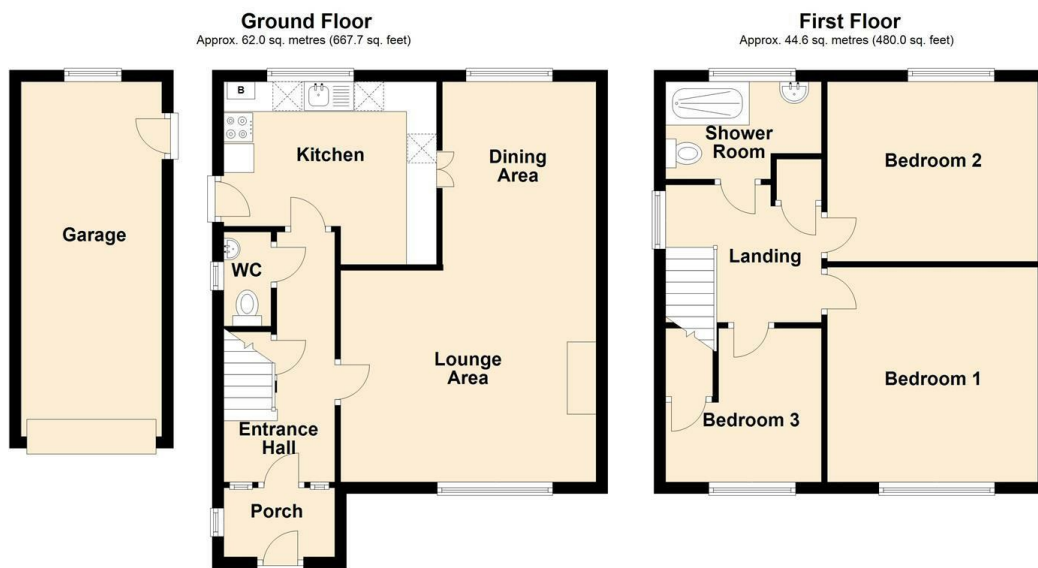
Good sized enclosed, established gardens with private aspect comprising paved patio area to the immediate rear, area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Garden shed. Outside tap. All enclosed by fencing.

Garage

20'1" x 8'0" (6.14 x 2.44)
Up and over door to the front. UPVC double glazed window to the rear. UPVC double glazed door to the side. Power and lighting.



Tenure **Freehold**
Council Tax Band **C**
EPC Rating **D**



Total area: approx. 106.6 sq. metres (1147.7 sq. feet)


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

