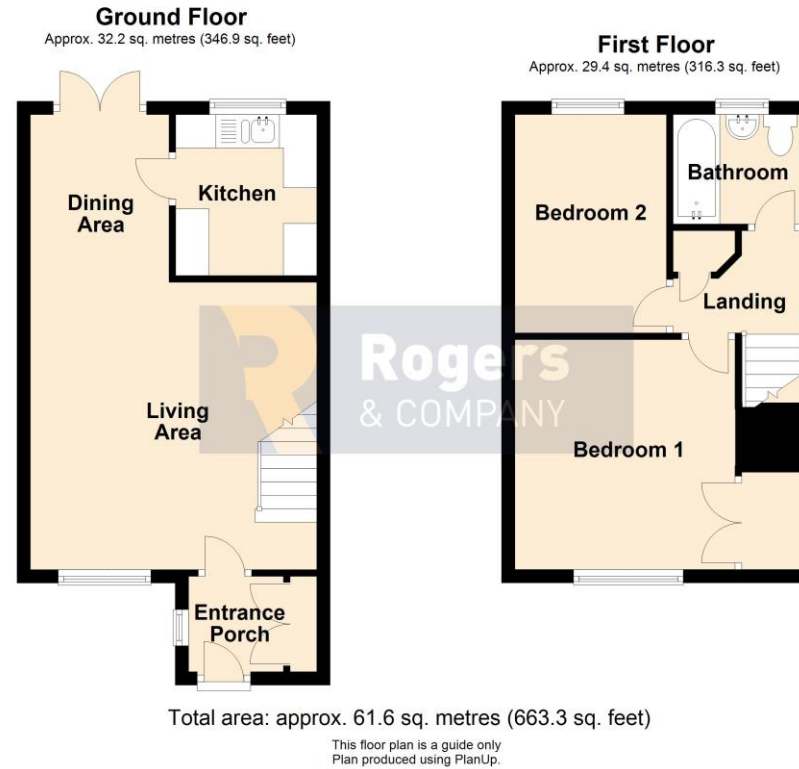




# 14 Ludlow Close Frome BA11 2ES

Guide Price £239,950

Situated on the edge of town fronting on to a pedestrianised green is this generous two bedroom house, with the benefit of a nearby garage and driveway parking. The house has two sensible bedrooms, a window in the bathroom, the living room overlooks the front with double doors out to the rear garden from the dining area with the modern fitted kitchen off. The rear garden is approximately 40ft in length with an open outlook at the rear over the tree banked train line with gated neighbourhood access along the back of the gardens. There is a gas central heating system along with double glazed windows and doors.



## Residential Sales

*Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

## Residential Lettings

*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

## Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*



- 663Sqft Staggered Terraced House
- Sought After Pedestrianised Cul-De-Sac
- Open Green At The Front
- Open Outlook At The Rear
- Two Bedrooms
- Open Plan Living/Dining Area
- Modern Fitted Kitchen
- Bathroom With A Window
- Gas Central Heating & Double Glazing
- No Onward Chain

- Living Area 14' 1" (4.29m) x 13' 9" (4.19m)
- Dining Area 8' 3" (2.51m) x 6' 9" (2.06m)
- Kitchen 8' 3" (2.51m) x 6' 10" (2.08m)
- Bedroom One 11' 6" (3.51m) x 10' 10" (3.3m)
- Bedroom Two 10' 4" (3.15m) x 7' 2" (2.18m)
- Bathroom 6' 6" (1.98m) x 5' 5" (1.65m)





## 14 Ludlow Close Frome BA11 2ES

Our client currently owns 50% on a shared ownership basis with Live West. Both parties will transfer their share to a freehold title. This will incur additional legal costs. Any potential purchasers are advised to seek independent clarification.

All Main Services Are Connected

The Council Tax Band is B and is Charged at £1,736.04 for 2023/24



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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