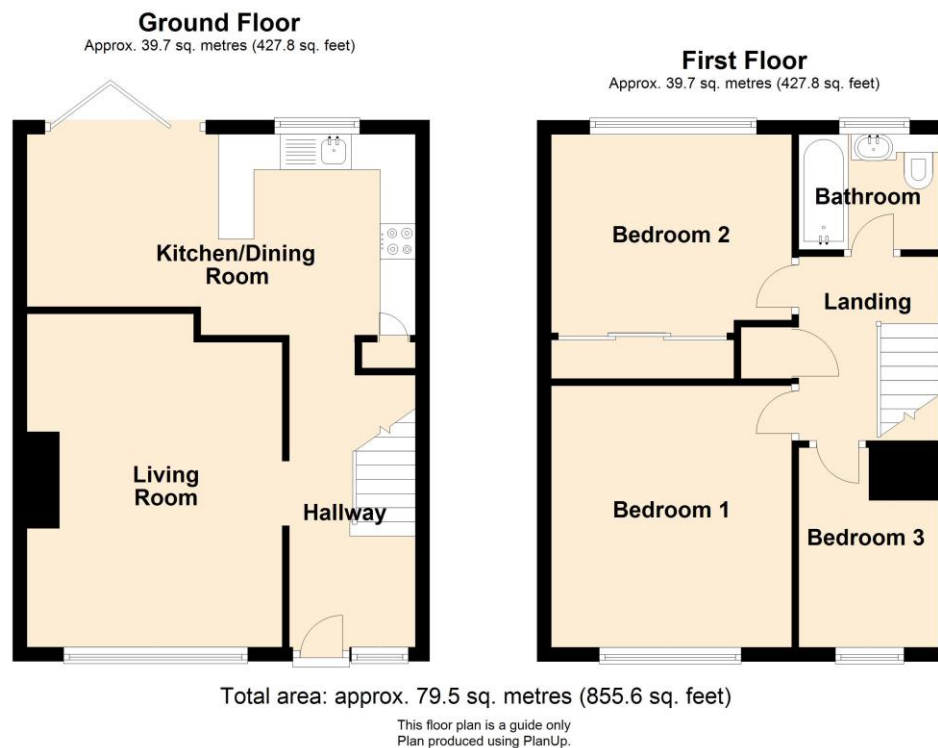




42 Critchill Road  
Frome  
BA11 4HF

Guide Price £339,950

A beautiful three bedroom semi-detached house on the sought after Critchill estate, having undergone significant improvements during the owners tenure. With an attractive rear garden over 40ft in length with driveway parking and a single garage. The internals of the house have had everything done, from the Kitchen, Bathroom, windows and doors, the boiler, flooring and decoration, this really is a house you could just move your sofa, bed and TV in and be well away.



#### 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.*



- 855sqft Semi-Detached House
- Vastly Improved Throughout
- With A Modern, Stylish Interior
- On The Sought After Critchill Development
- Three Bedrooms
- Living Room With Picture Window
- Kitchen/Dining Room With Bi-Fold Doors To The Garden
- Modern Bathroom
- Modern Gas Fired Central Heating & Modern Double Glazed Windows & Doors
- Enclosed Rear Garden, Driveway Parking & Garage

- Living Room 15' 6" (4.72m) x 11' 10" (3.61m)
- Kitchen/Dining 18' 2" (5.54m) x 9' 4" (2.84m) reducing to 7' 11" (2.41m)
- Bedroom One 12' 11" (3.94m) x 11' 3" (3.43m)
- Bedroom Two 11' 3" (3.43m) x 8' 7" (2.62m)
- Bedroom Three 9' 4" (2.84m) max x 6' 11" (2.11m)
- Bathroom 6' 7" (2.01m) x 5' 4" (1.63m)
- Garage 16' 5" (5m) x 8' 3" (2.51m)





## 42 Critchill Road Frome BA11 4HF

The tenure is freehold

All Main Services Are Connected

The Council Tax Band is C and is charged at £2,122.78 for 2024-25



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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E [info@rogersandcompany.co.uk](mailto:info@rogersandcompany.co.uk)

[rogersandcompany.co.uk](http://rogersandcompany.co.uk)

