



44 Broadway
Frome
BA11 3HA

Guide Price £550,000

A deceptively spacious and vastly extended Semi-Detached late Victorian house. With a huge amount of space set over four floors, ideal for a family with plenty of space including a converted basement, a huge living room, reception hallway and dining room. The kitchen/breakfast room has access out into the private courtyard part of the garden. There is a modern shower room on the ground floor too. The first floor has an impressive landing space with a great main bedroom, three further bedrooms and a large four piece bathroom. The attic has been recently converted to form a bedroom area along with a dressing area or teenage living area. Externally the driveway is accessed through courtyard gates with ample driveway for 2/3 vehicles and the large single garage. The garden is set over two levels with plenty of places to sit, a lawn area and shrub borders.



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.



- Vastly Improved And Extended Family Home
- Set Over Four Floors
- Impressive Kitchen/Breakfast Room
- 22' Living Room, Dining Room
- Entrance Hall & Reception Hall
- Downstairs Shower Room & Four Piece Bathroom
- Five Bedrooms, Including An Attic Space Ideal For A Teenager's Space
- Enclosed Courtyard And Lawned Gardens
- Detached Garage & Enclosed Courtyard Parking
- A Huge Amount of Space That Needs To Be Viewed

- Reception Hall 9' 11" (3.02m) x 9' 6" (2.9m)
- Living Room 22' 9" (6.93m) x 13' 1" (3.99m)
- Dining Room 14' 5" (4.39m) x 10' 11" (3.33m)
- Storage Cellar 11' 3" (3.43m) x 9' 2" (2.79m)
- Kitchen/Breakfast Room 16' 0" (4.88m) x 6' 9" (2.06m) plus 9' 11" (3.02m) x 7' 3" (2.21m)
- Shower Room 8' 0" (2.44m) x 5' 2" (1.57m)
- Bedroom One 13' 2" (4.01m) reducing to 9' 9" (2.97m) x 14' 1" (4.29m) reducing to 7' 3" (2.21m)
- Bedroom Two 13' 2" (4.01m) x 8' 5" (2.57m)
- Bedroom Three 10' 7" (3.23m) x 9' 1" (2.77m)
- Bedroom Four 9' 1" (2.77m) x 7' 3" (2.21m)
- Bathroom 9' 9" (2.97m) x 7' 4" (2.24m)
- Attic Bedroom Areas 12' 7" (3.84m) x 9' 5" (2.87m) 14' 6" (4.42m) x 9' 5" (2.87m) plus eaves
- Single Garage 18' 6" (5.64m) x 9' 6" (2.9m)



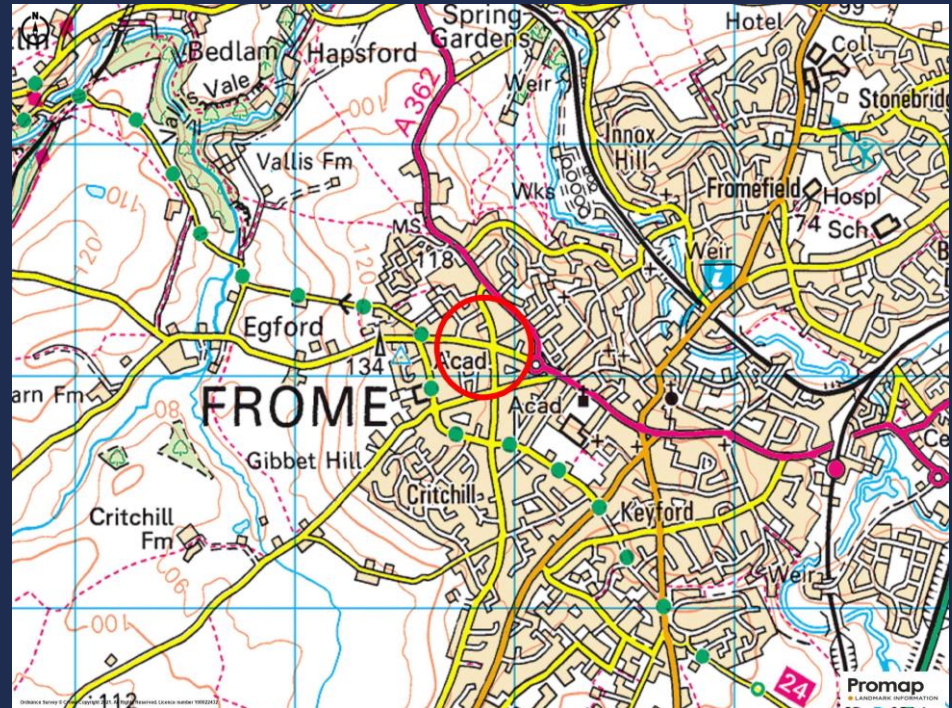
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is freehold with the solar panels held under a lease agreement.

The Council Tax Band is C and is charged at £1,980.47 for 2023/24

All Main Services are connected.



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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