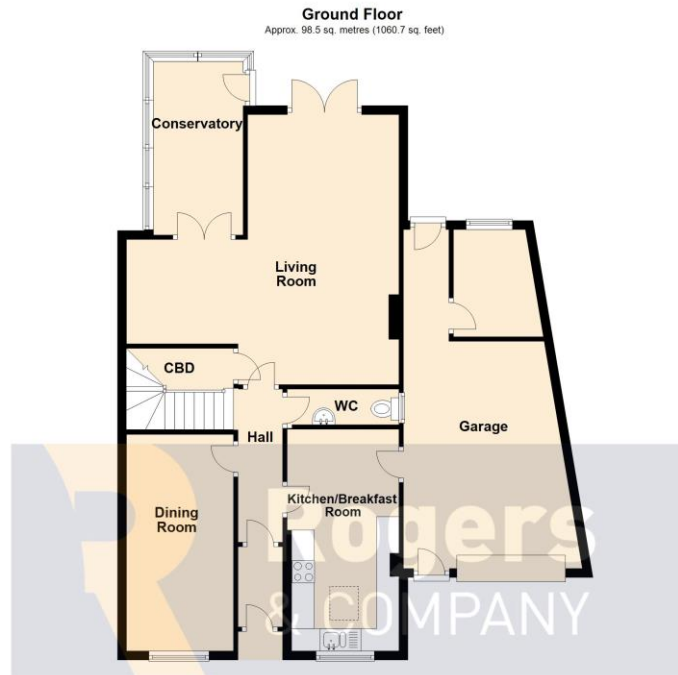




24 Lynfield Road
Frome
BA11 4JB

Guide Price £399,950

A vastly improved and extended three bedroom semi-detached house located on the sought after close of Lynfield Road, within easy reach of good schools in one direction and the shops at Badcox in the other. With over 1000Sqft of space on the ground floor with a generous L-Shaped living room, modern conservatory, extended kitchen/breakfast room and separate dining room. The garage is a terrific size with an additional store room with ample utility space and a downstairs WC. Upstairs the layout is original with three bedrooms and a four piece bathroom suite. Outside there is a fully enclosed, landscaped garden and there are two separate driveways at the front.



Total area: approx. 144.6 sq. metres (1556.8 sq. feet)

This floor plan is a guide only
Plan produced using PlanUp.

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.

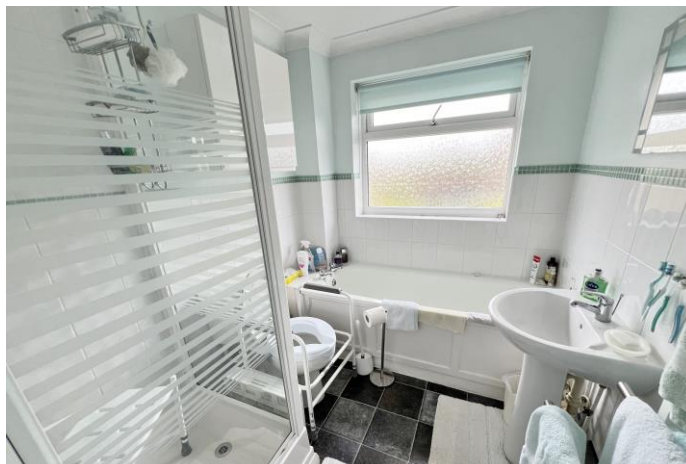
Commercial Sales and Leasing

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.



- 1556sqft Extended Family Home
- Sought After No Through Road
- Excellent Condition Throughout
- Generous L-Shaped Living Room
- Conservatory, Downstairs WC
- Modern Kitchen/Breakfast Room & Separate Dining Room
- Large Integral Garage With Utility Area & Further Store
- Three Bedrooms & Four Piece Bathroom Suite
- Enclosed, Landscaped Garden
- Two Separate Driveways & No Onward Chain

- Living Room L -Shaped 19' 10" (6.05m) x 11' 1" (3.38m) plus 8' 11" (2.72m) x 7' 8" (2.34m)
- Kitchen/Breakfast Room 16' 4" (4.98m) x 7' 1" (2.16m)
- Dining Room 15' 11" (4.85m) x 7' 9" (2.36m)
- Conservatory 12' 9" (3.89m) x 6' 7" (2.01m)
- Garage 16' 1" (4.9m) max x 13' 2" (4.01m) max
- Office 8' 3" (2.51m) x 6' 1" (1.85m) max
- Bedroom One 13' 1" (3.99m) inc wardrobes x 9' 8" (2.95m)
- Bedroom Two 10' 10" (3.3m) x 9' 7" (2.92m)
- Bedroom Three 9' 10" (3m) x 7' 9" (2.36m)
- Bathroom 7' 3" (2.21m) x 6' 4" (1.93m)



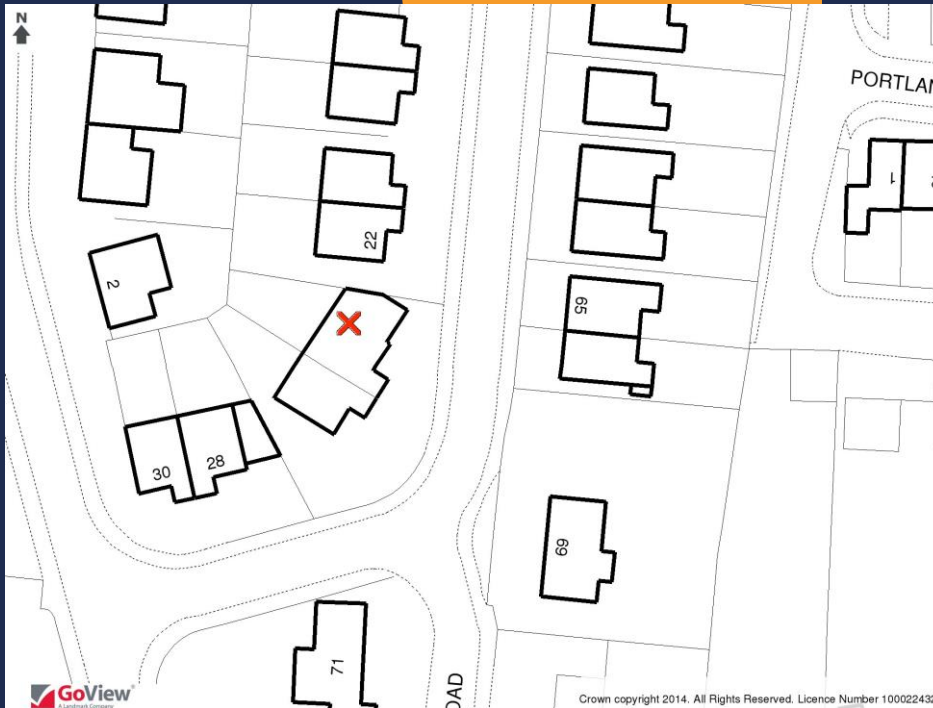
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

24 Lynfield Road Frome BA11 4JB

The Tenure is Freehold

All Main Services Are Connected

The Council Tax Band is C and is charged at £2,122.78 for 2023/24
There are owned Solar PV panels that were installed in August 2011



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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