

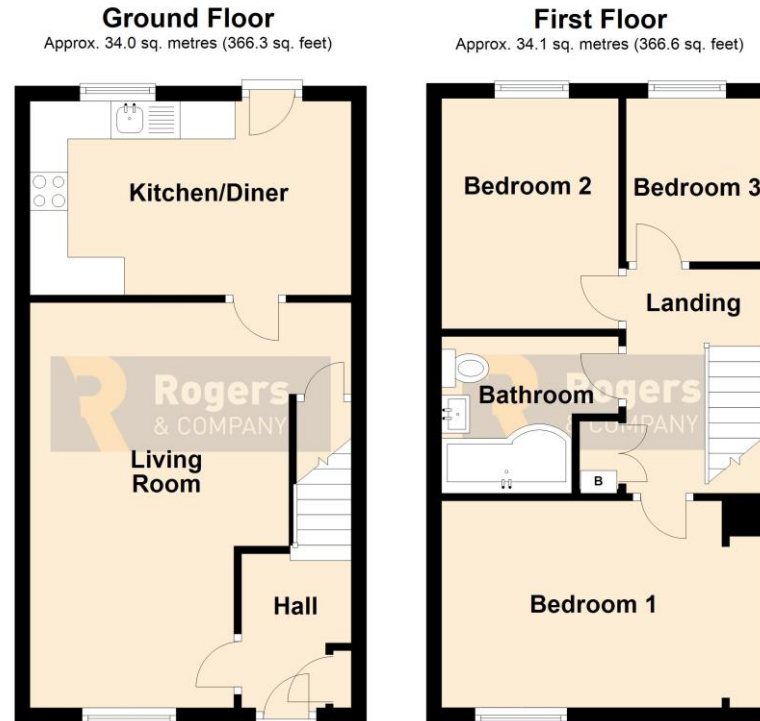




17 Forest Road  
Frome  
BA11 2TU

Guide Price £255,000

Located in a little known pedestrianised cul-de-sac literally yards from the shops on Stonebridge Drive. Along the road from the leisure centre and Frome College, around the corner from the health centre and hospital. This immaculate three bedroom house has been the subject of considerable improvement over the years and has the benefit of modern kitchen and bathroom fittings with a full gas fired central heating, double glazed windows and doors, along with low maintenance gardens to the front and the rear. The decoration is in excellent order as are the floor coverings too. The owner parks two vehicles in their allocated parking area at the front.



Total area: approx. 68.1 sq. metres (732.9 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.*



- 732Sqft Family Home
- Quiet Little Known Spot On The Stonebridge Estate
- Very Well Presented
- In Terrific Order Throughout
- Three Bedrooms
- Living Room & Kitchen/Dining Room
- Modern Bathroom
- Low Maintenance Gardens
- Tandem Allocated Parking Spaces
- Gas Fired Central Heating & Double Glazed Windows & Doors

- Living Room 17' 7" (5.36m) max x 13' 11" (4.24m) reducing to 8' 10" (2.69m)
- Kitchen/Dining Room 13' 11" (4.24m) x 8' 4" (2.54m)
- Bedroom One 13' 11" (4.24m) inc wardrobes x 8' 8" (2.64m)
- Bedroom Two 10' 0" (3.05m) x 7' 8" (2.34m)
- Bedroom Three 7' 1" (2.16m) x 5' 9" (1.75m)
- Bathroom 6' 9" (2.06m) x 5' 6" (1.68m)





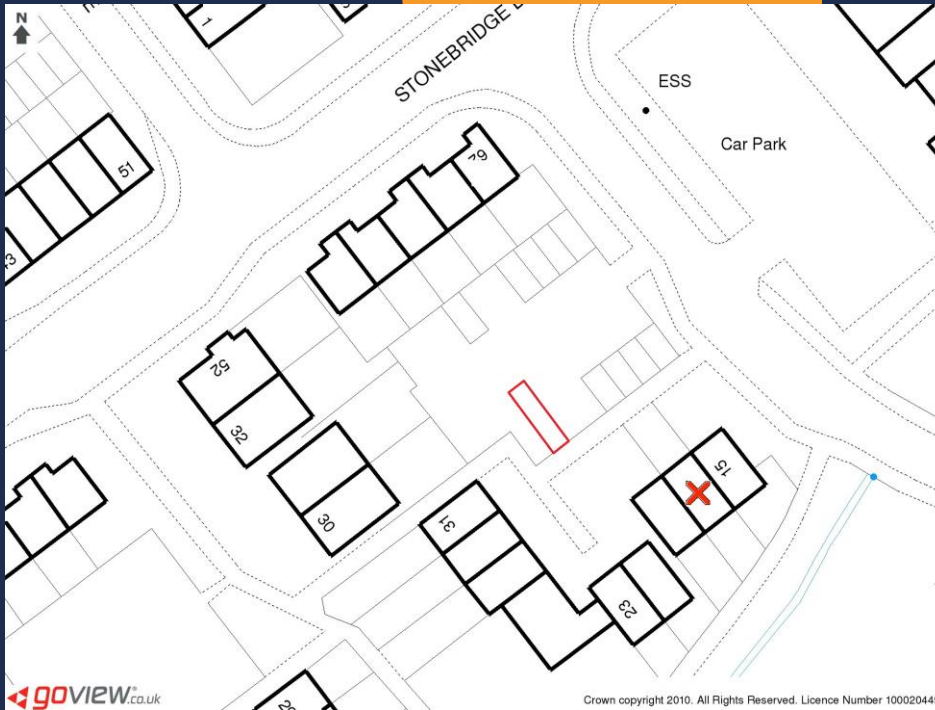
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## 17 Forest Road Frome BA11 2TU

The Tenure is Freehold

All Mains Services Are Connected

The Council Tax Band is B And Is Charged At £1,857.44 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.

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