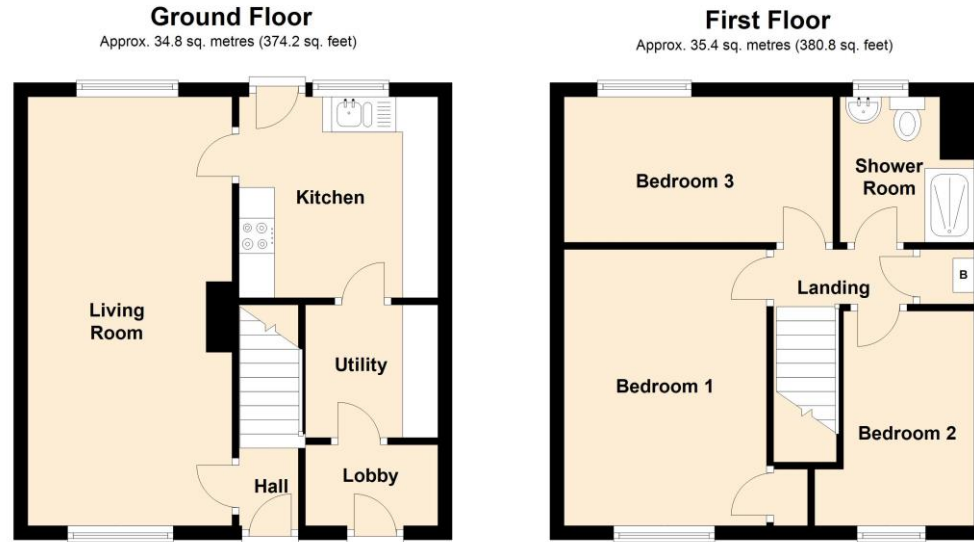




41 Broadway  
Frome  
BA11 3HB

Guide Price £225,000

A centrally located three bedroom mid terraced ex-local authority house located on the edge of Badcox village within easy reach of the town centre. The house has the benefit of double glazed windows and a modern Worcester gas fired combination boiler. There are two front doors – for when one, isn't enough! The left hand side leads into an entrance lobby with the staircase to the first floor and door into the living room. The kitchen is at the rear of the house with a door to the garden and another door leading to the utility room at the front, beyond that is a small lobby area and the 'other front door'. The first floor features a built-in cupboard with the boiler, the fully tiled shower room and three bedrooms, all of them being a reasonable size. There is a low maintenance garden at the front with the rear very much likewise. There is a raised timber seating area with a gravelled area beyond this.



Total area: approx. 70.1 sq. metres (755.0 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.*



- 755 sqft Mid Terraced House
- Yards From Badcox With Its Shops, Takeaways and Restaurants
- Three Bedrooms
- First Floor Shower Room
- Fitted Kitchen
- Good Sized Living Room
- Utility Room and Porch
- Gas Central Heating and Double Glazed Windows
- Enclosed, Low Maintenance, Terraced Garden

- Living Room 19' 11" (6.07m) x 9' 6" (2.9m)
- Kitchen 9' 4" (2.84m) x 9' 3" (2.82m)
- Utility Room 6' 2" (1.88m) x 6' 2" (1.88m)
- Bedroom One 13' 11" (4.24m) x 9' 5" (2.87m)
- Bedroom Two 12' 6" (3.81m) x 6' 1" (1.85m)
- Bedroom Three 11' 1" (3.38m) x 6' 3" (1.9m)
- Bathroom 6' 6" (1.98m) x 6' 1" (1.85m)



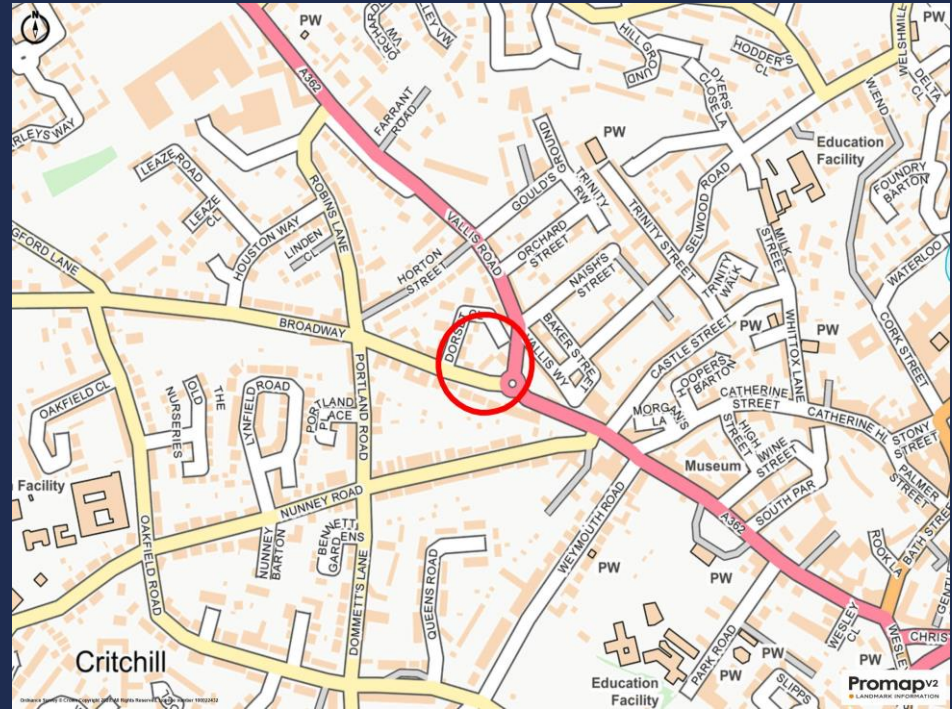
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## 41 Broadway Frome BA11 3HB

The tenure is freehold

All main 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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