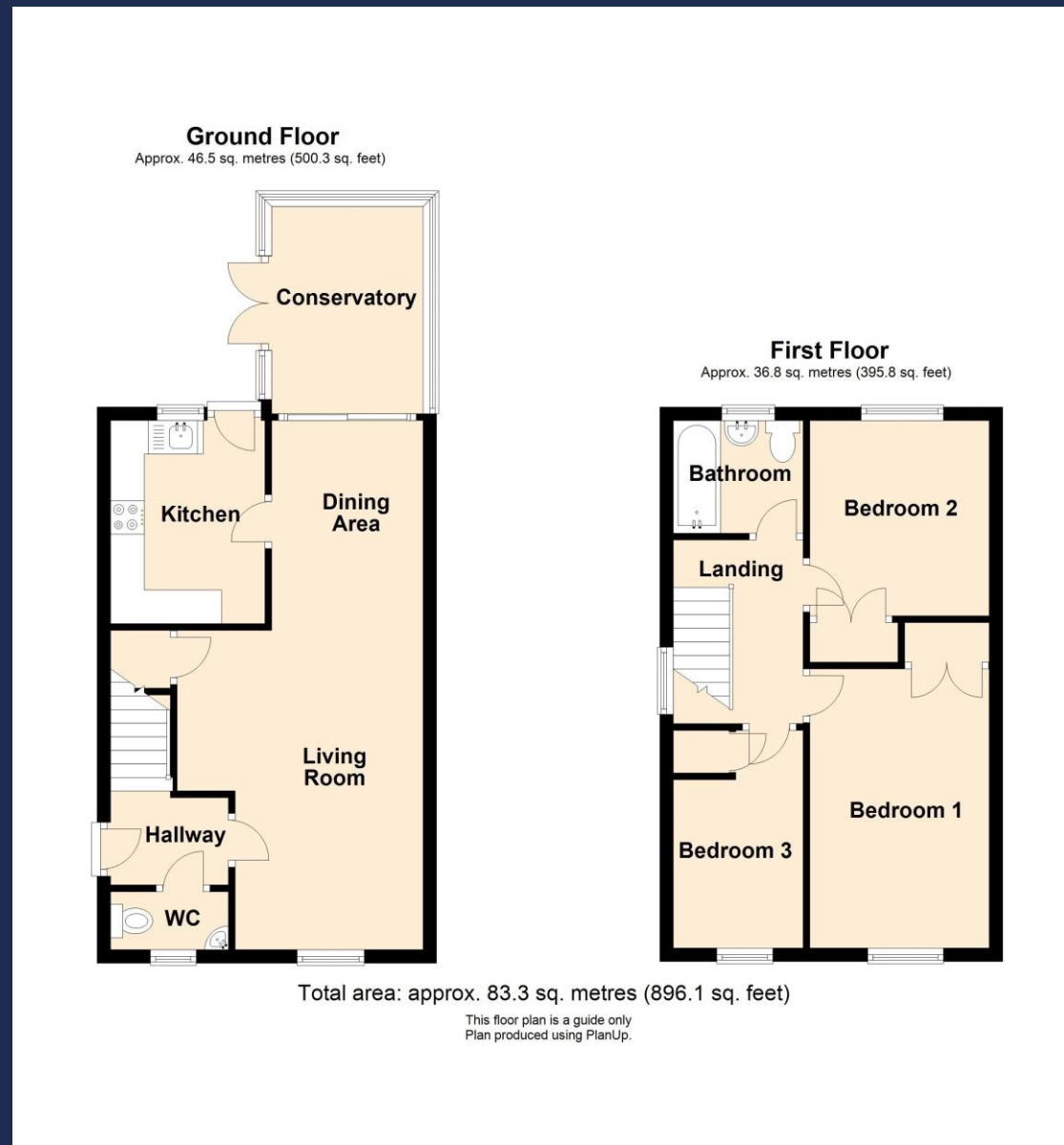




2 Fishers Brook Frome BA11 1AX

Guide Price £275,000

Here is a three bedroom end terrace house located in the small cul-de-sac on this modern development built by Bloor homes in 1997. The house has been well maintained during its life and whilst more than livable, the time has now come for someone to add their stamp to the interior. This particular plot has the benefit of a detached garage at the bottom of the garden with Driveway parking. The house has an entrance hallway, cloakroom, open plan living/dining space with the conservatory at the rear and fitted kitchen. Upstairs, the house has three sensible bedrooms and the family bathroom.



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.

- 896 Sqft House
- End Terrace House
- Popular Little Development
- Almost Equidistant Between the Town Centre and Train Station
- Three Bedrooms
- Family Bathroom & Downstairs WC
- Living Room. Dining Area & Conservatory
- Fitted Kitchen
- Courtyard Garden, Detached Garage & Driveway Parking
- Gas Central Heating, No Onward Chain

- Living Area 25'7" x 11'11" max, 9'1" min (7.79m x 3.63m max, 2.76m)
- Dining Area 9'11" x 7'8" (3.02m x 2.33m)
- Kitchen 9'11" x 7'2" (3.02m x 2.18m)
- Conservatory 10'1" x 7'4" (3.07m x 2.23m)
- Bedroom One 13'7" x 8'5" (4.14m x 2.56m)
- Bedroom Two 9'7" x 8'8" (2.92m x 2.64m)
- Bedroom Three 8'4" x 6'7" (2.54m x 2.01m)
- Bathroom 6'2" x 5'6" (1.87m x 1.67m)
- Single Garage 16'1" x 8'2" (4.90m x 2.48m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All Mains Services are connected

The Council Tax Band is C and is charged at £2,269.95 for 2025/26



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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