



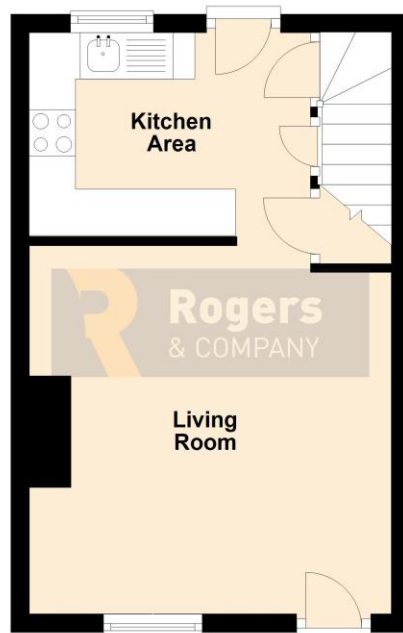
4 Roseberry Cottages Highbury Street Coleford BA3 5NX

Guide Price £205,000

Set back from the road is this much improved two bedroom cottage, having been in the same family ownership for over 50 years, the stylish accommodation has an open plan ground floor with a woodburning stove and oak flooring. The kitchen is fitted with contemporary styled units and wooden worksurfaces. The staircase is enclosed with two storage cupboards under. There is also a rear door to a pathway that leads around the terrace that overlooks the playing field behind. The first floor has a good sized double bedroom, a single second and the modern bathroom. The heating is provided by electronic radiators with modern, flush casement windows. The pretty courtyard garden is at the front with a gated pathway.

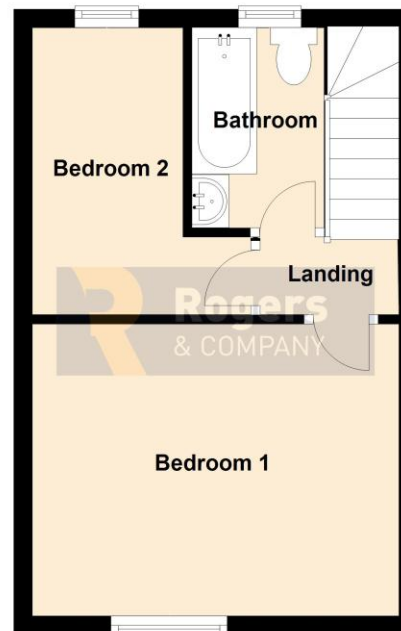
Ground Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.5 sq. feet)



Total area: approx. 49.5 sq. metres (532.3 sq. feet)

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.



- 532 Sqft Cottage
- Popular Mendip Village
- Well Served Amenities With Village Shop, Pharmacy, Surgery & Primary School
- Two Bedrooms
- Modern First Floor Bathroom
- Contemporary Kitchen with Wooden Worksurfaces
- Modern Electric Radiators
- Stylish Double Glazed Windows
- Attractive Front Courtyard Garden
- No Onward Chain

- Living Area 13' 0" (3.96m) x 12' 10" (3.91m)
- Kitchen Area 9' 11" (3.02m) x 7' 4" (2.24m)
- Bedroom One 13' 0" (3.96m) x 10' 4" (3.15m)
- Bedroom Two 10' 2" (3.1m) x 5' 4" (1.63m)
- Bathroom 7' 2" (2.18m) x 4' 2" (1.27m)



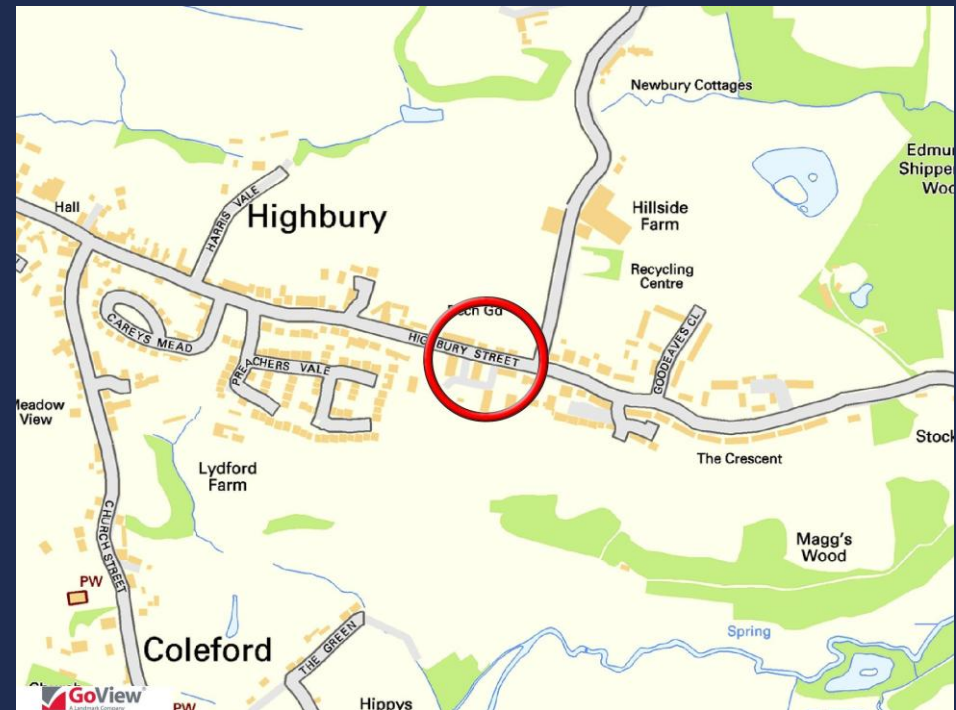


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The Tenure is Freehold

Electricity, mains water and drainage are connected

The Council Tax Band is A and is charged at £1,576.95 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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