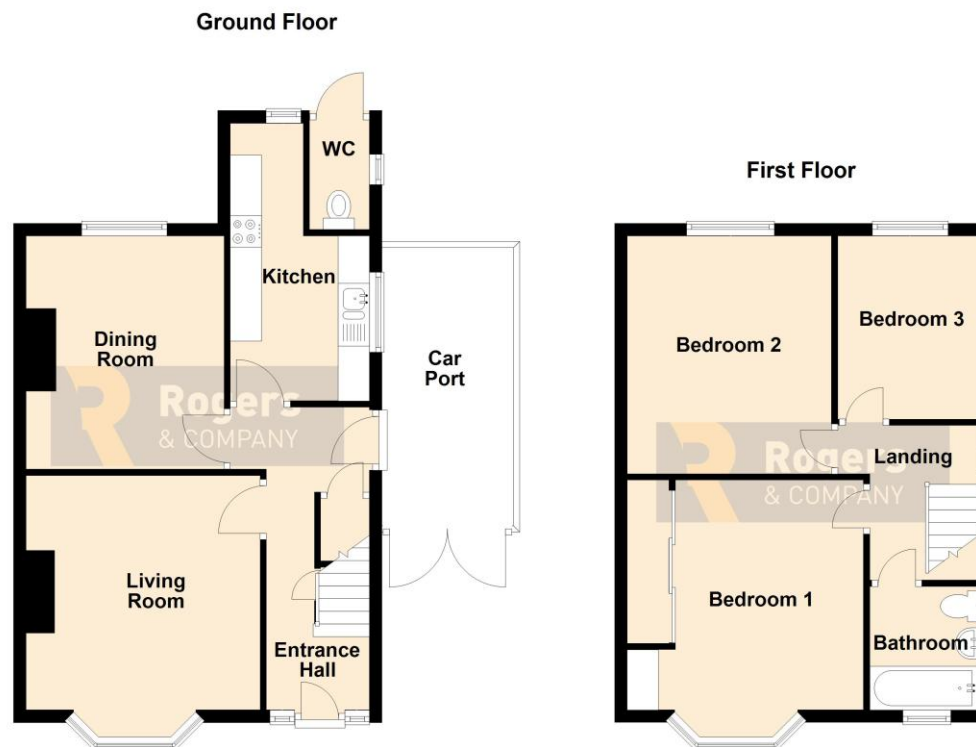




17 Charles Road
Frome
Somerset
BA11 1NT

Guide Price £325,000

A lovely 1950's bay fronted semi-detached house located on the sought after Charles Road. With all the hallmarks you would expect from a '50's house with a sensible sized entrance hallway, bay fronted living room with a separate dining room at the rear. The kitchen has a range of wall and base units with a serving hatch into the dining room. The first floor has two double bedrooms, a decent third without a stair box and a bathroom. Outside the front has hardstanding along with driveway parking at the side of the property and access to the carport and single garage. The rear garden has a lawn area, flower beds and offers a decent level of privacy from the generous rear hedging. There is a modern gas central heating system with a modern Worcester Bosch boiler providing domestic hot water and central heating. Perfectly liveable throughout but has plenty of scope for improvement and an opportunity for someone to create their ideal interior.



Total area: approx. 953.5 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 been 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.



- 953 SQFT Bay Fronted Semi-Detached House
- Offered For Sale For the First Time Since It Was Built in 1957
- Three Bedrooms
- First Floor Bathroom
- Two Reception Rooms
- Extended Kitchen
- Driveway Parking, Front Garden & Carport
- Single Garage & Externally Accessed WC
- Enclosed, Private Garden
- Gas Central Heating, Double Glazing & No Onward Chain

- Living Area 12' 3" (3.73m) x 12' 3" (3.73m)
- Dining Area 12' 3" (3.73m) x 10' 1" (3.07m)
- Kitchen 15' 1" (4.6m) max x 7' 4" (2.24m)
- Bedroom One 12' 6" (3.81m) x 12' 3" (3.73m)
- Bedroom Two 12' 3" (3.73m) x 10' 10" (3.3m)
- Bedroom Three 9' 3" (2.82m) x 7' 5" (2.26m)
- Bathroom 6' 4" (1.93m) x 5' 10" (1.78m)



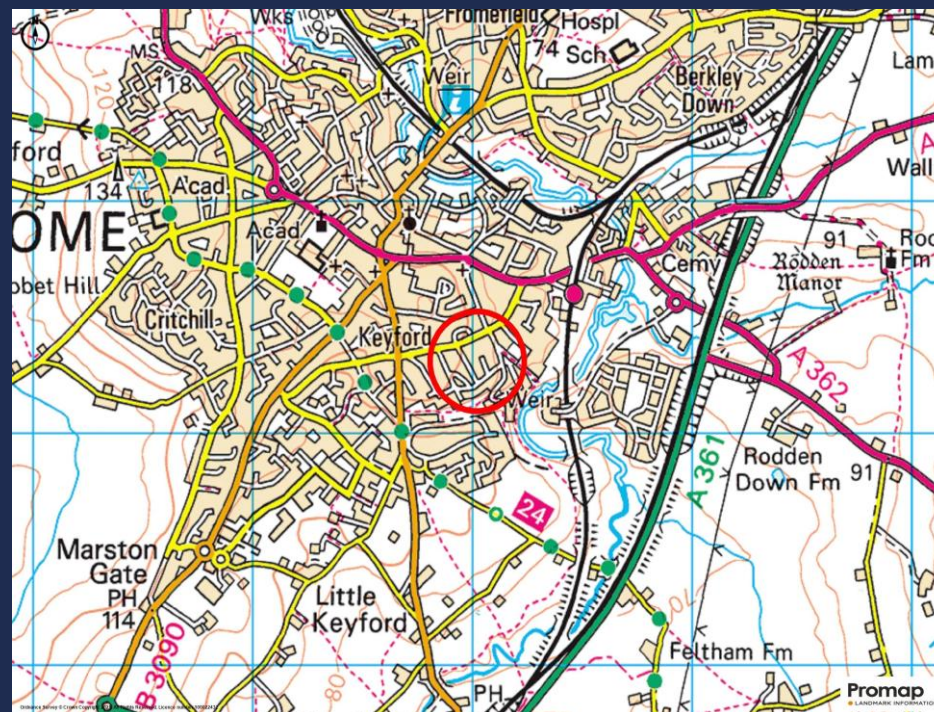
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

17 Charles Road Frome Somerset BA11 1NT

The tenure is freehold

The council tax band is C and is charged at £2,269.95 for 2025/26

All services are connected



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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