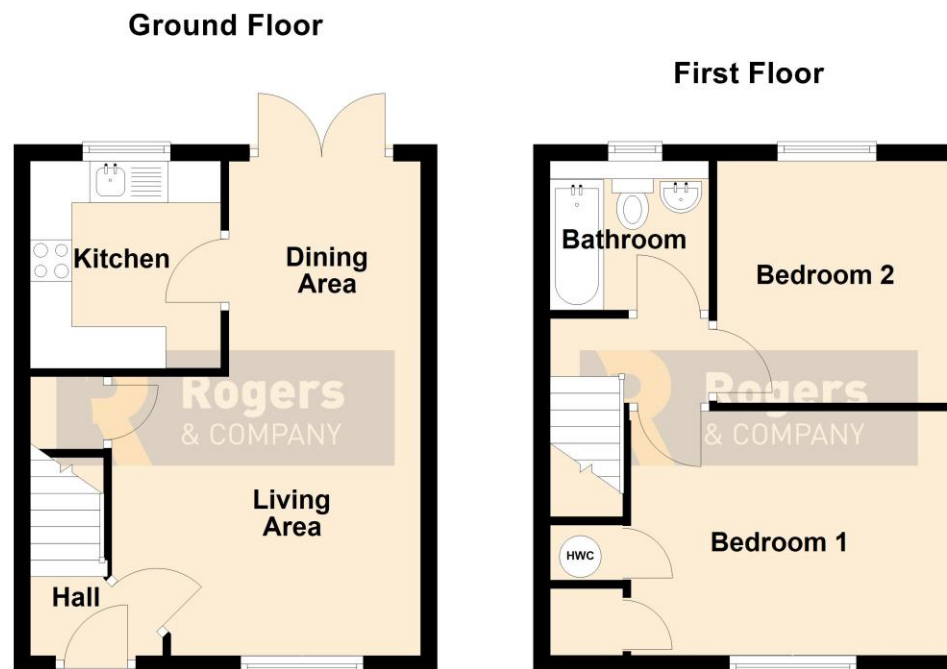




9 Newington Close Frome BA11 1HW

Guide Price £239,950

A great example of a two bedroom house. Newington Close was built by Bellway Homes in the late 90's, Sensibly sized with everything you need in this sort of house. About 200 yards from Victoria Park, ½ a mile from the town centre with the train station a similar distance in a different direction. This house has an enclosed garden, set on three levels with two allocated parking spaces at the rear. Internally the house has been let for a number of years but has been extremely well maintained with the internals comprising of an entrance hall, living area with a dining area at the rear and the kitchen on the ground floor with two bedrooms and the bathroom on the first.



Total area: approx. 56.2 sq. metres (604.9 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.



- 604 Sqft Terrace House
- Sought After Cul-De-Sac
- Yards From Victoria Park
- Close to the Town Centre
- Two Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Enclosed Garden
- Two Parking Spaces At The Rear Of Garden
- Double Glazed Windows & Doors & Gas Central Heating

- Living Area 12' 3" (3.73m) x 10' 11" (3.33m)
- Dining Area 8' 1" (2.46m) x 7' 8" (2.34m)
- Kitchen 8' 1" (2.46m) x 7' 6" (2.29m)
- Bedroom One 12' 3" (3.73m) x 9' 6" (2.9m)
- Bedroom Two 9' 7" (2.92m) x 8' 11" (2.72m)
- Bathroom 6' 3" (1.9m) x 6' 2" (1.88m)



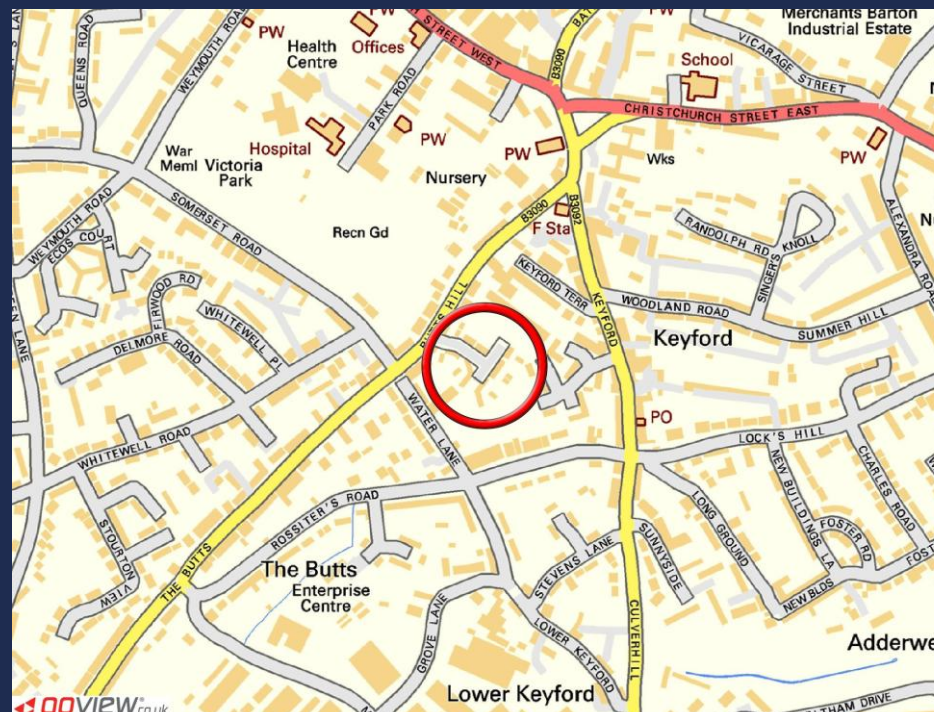
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold with an annual development charge of approximately £184.

All Main services are connected

The Council Tax band is B and is charged at £1,986.20 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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