



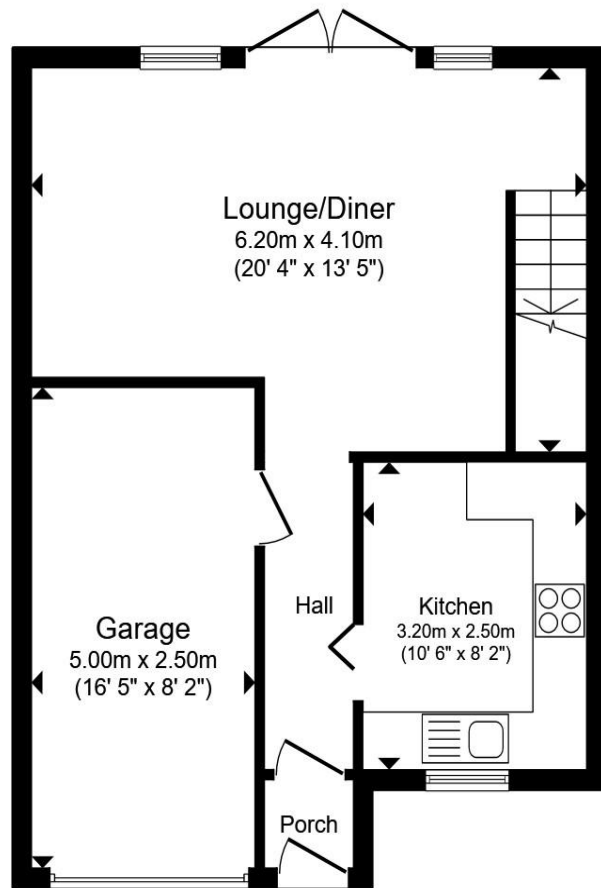
Nightingale Avenue, Frome, BA11 2UW

welcome to

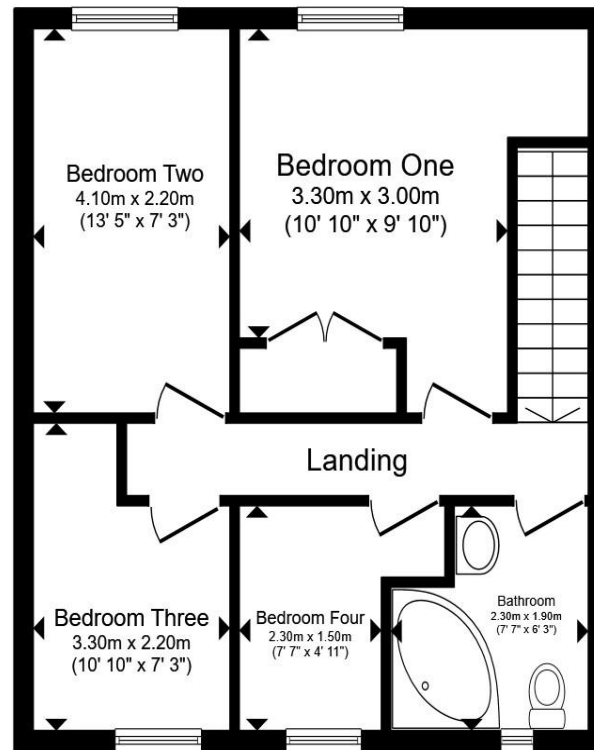
Nightingale Avenue, Frome

A beautifully presented family home with a bright hallway, modern kitchen, spacious open-plan lounge/diner opening to the garden, four bedrooms, a stylish bathroom, an attractive landscaped rear garden, and an integral garage with parking for up to three vehicles.





Ground Floor



First Floor

Porch

Hall

Kitchen

10' 2" x 8' 2" (3.10m x 2.49m)

Lounge/Diner

20' 4" x 13' 5" (6.20m x 4.09m)

Bedroom One

10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom Two

13' 5" x 7' 3" (4.09m x 2.21m)

Bedroom Three

10' 10" x 7' 3" (3.30m x 2.21m)

Bedroom Four

7' 7" x 4' 11" (2.31m x 1.50m)

Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

Rear Garden

Garage

Driveway

Total floor area 94.2 m² (1,014 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Nightingale Avenue, Frome

- Four Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Integral Garage Access
- Spacious Open-Plan Lounge/Diner
- Bathroom with Corner Bath

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

offers in excess of

£335,000



Please note the marker reflects the
postcode not the actual property

view this property online [allenandharris.co.uk/Property/FRO111880](https://www.allenandharris.co.uk/Property/FRO111880)



Property Ref:
FRO111880 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01373 462999



Frome@allenandharris.co.uk



9 The Bridge, FROME, Somerset, BA11 1AR



allenandharris.co.uk