

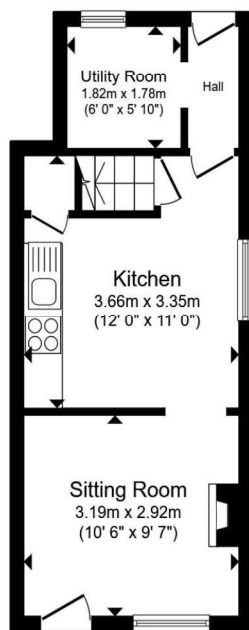


Goulds Ground, Frome, BA11 3DW

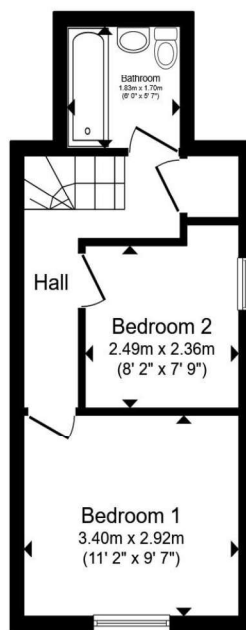
welcome to
Goulds Ground, Frome

Nestled just a short stroll from the town centre and its excellent range of amenities, this delightful two-bedroom cottage offers beautifully presented accommodation arranged over two floors. Rich in character and warmth, the ground floor welcomes you into a cosy sitting room, where a wood-burning stove creates an inviting focal point and the perfect setting for relaxing evenings. Beyond, the charming kitchen provides space for a small dining table, making it ideal for everyday dining, while a useful utility room and rear porch add practicality and provide access to the outside space. The first floor continues the cottage's appealing atmosphere, offering two comfortable bedrooms and a well-appointed bathroom. Throughout the property, period features and a sense of timeless charm combine to create a home of genuine character. Outside, the enclosed courtyard garden provides a private and low-maintenance retreat. With space for a bistro table and chairs, it is the perfect spot to enjoy a morning coffee, a leisurely lunch or alfresco dining on a warm summer afternoon. Whether you are seeking a permanent residence, holiday home or investment opportunity, this delightful cottage is sure to impress.





Ground Floor



First Floor

Sitting Room

10' 6" x 9' 7" (3.20m x 2.92m)

Kitchen

12' x 11' (3.66m x 3.35m)

Utility Room

6' x 5' 10" (1.83m x 1.78m)

Bedroom One

11' 2" x 9' 7" (3.40m x 2.92m)

Bedroom Two

8' 2" x 7' 9" (2.49m x 2.36m)

Bathroom

6' x 5' 7" (1.83m x 1.70m)

Courtyard Garden

Parking

Total floor area 53.1 m² (572 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

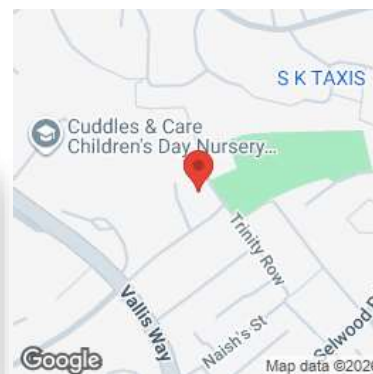
welcome to

Goulds Ground, Frome

- Charming Period Cottage
- Kitchen/Diner
- Sitting Room with Wood Burner
- Two Bedrooms
- Small Courtyard Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/FRO109273



Property Ref:
FRO109273 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01373 462999



Frome@allenandharris.co.uk



9 The Bridge, FROME, Somerset, BA11 1AR



allenandharris.co.uk