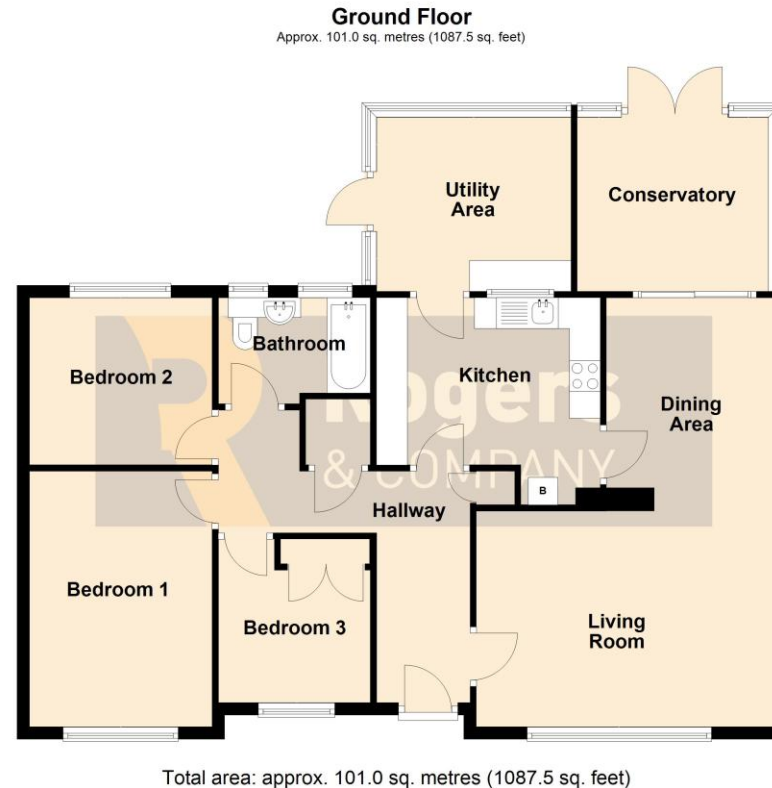




16 Catherston Close Frome BA11 4HR

Guide Price £360,000

A Lovely example of a three bedroom detached bungalow situated at the head of a sought after cul-de-sac on the popular Critchill Development. With a well maintained plot benefitting from a garage and driveway parking on the side, an enclosed garden to the rear with a large conservatory that has been made into two separate rooms. The layout of this design features the living accommodation to one side of the entrance hallway with dining area and sensible sized kitchen with the utility area and conservatory at the rear and the bedrooms at the other end of the property. Whilst you may want to replace the floor coverings and possibly redecorate, the bungalow is clean, neat and tidy with no onward chain.



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.



- 1087 sqft Detached Bungalow
- Quiet Cul-De-Sac Setting
- Popular 'Critchill' Development
- Oil Fired Central Heating & Double Glazing
- L Shaped Living/Dining Room
- Three Bedrooms
- One Large Conservatory Divided To Form A Utility Room & Separate Seating Area
- Enclosed Gardens
- Garage
- Driveway Parking

- Living Room 16' 0" (4.88m) x 11' 3" (3.43m)
- Dining Area 12' 0" (3.66m) x 9' 1" (2.77m)
- Kitchen 12' 2" (3.71m) x 8' 11" (2.72m)
- Conservatory 12' 2" (3.71m) x 9' 0" (2.74m)
- Utility Room 10' 6" (3.2m) x 9' 0" (2.74m)
- Bedroom One 14' 1" (4.29m) x 9' 11" (3.02m)
- Bedroom Two 9' 8" (2.95m) x 9' 0" (2.74m)
- Bedroom Three 8' 1" (2.46m) x 7' 4" (2.24m)
- Bathroom 7' 10" (2.39m) x 5' 10" (1.78m)



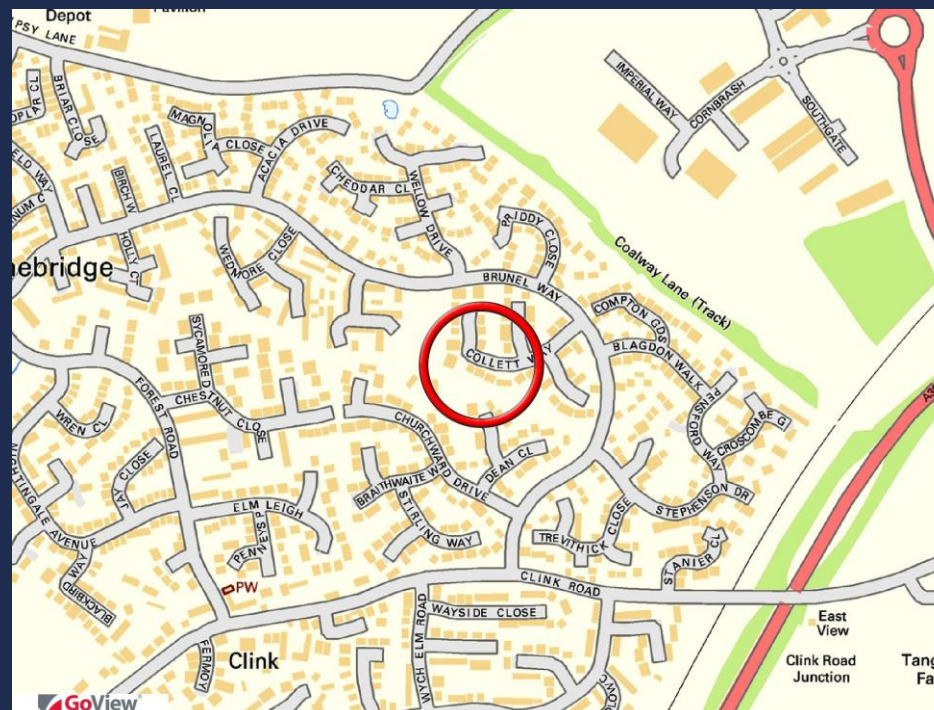
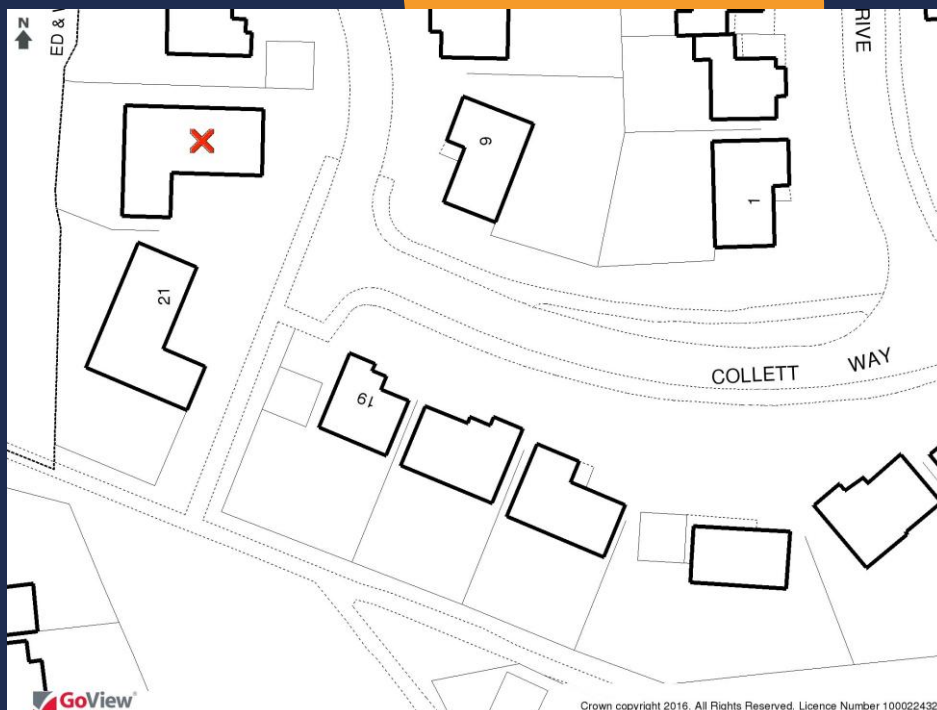
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

16 Catherston Close Frome BA11 4HR

The Tenure is freehold

Electricity, Oil, Mains water and sewerage are connected

Council Tax is Band D and is charged at £2,686.67 for 2026/27



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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