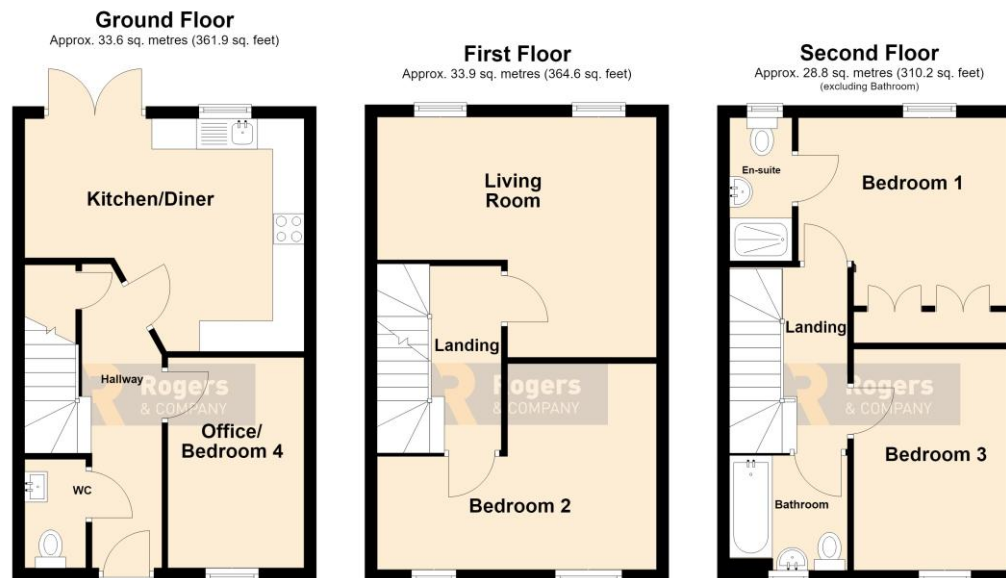




24 Henley Way
Frome
Somerset
BA11 3HY

Guide Price £325,000

A three storey townhouse situated in the heart of the town centre, offering spacious and versatile accommodation arranged over three floors, and available with no onward chain. The ground floor comprises a flexible office or fourth bedroom, together with a generous kitchen/dining room. On the first floor, there is a bright and spacious living room along with a further double bedroom. The second floor features the principal bedroom with en-suite shower room, an additional bedroom, and a family bathroom. Externally, the property benefits from an attractive front garden and a private, enclosed rear garden. Additionally, there is a leasehold garage, located beneath a neighbouring property, and an allocated parking space. Ideally positioned within easy reach of the town's amenities, this versatile home is well suited to families, professionals, or those seeking convenient town centre living.



Total area: approx. 96.3 sq. metres (1036.8 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.



- 1036 Sqft Three Storey Townhouse In A Highly Convenient Town Centre Location
- Generous Kitchen/Dining Room
- First Floor Reception Room
- Three Well Proportioned Bedrooms
- A Principal Bedroom With En-Suite Shower Room
- Flexible Ground-Floor Office Or Fourth Bedroom
- Family Bathroom
- Attractive Front Garden And Private Enclosed Rear Garden
- Leasehold Garage Located Beneath A Neighbouring Property
- Allocated Parking Space

- Kitchen/Diner – 15' 0" (4.57m) x 7' 6" (2.28m)
- Office/Bedroom 4 – 11' 4" (3.44m) x 7' 4" (2.23m)
- Hallway – 11' 5" (3.48m) x 7' 4" (2.24m)
- WC – 5' 10" (1.78m) x 3' 3" (1.00m)
- Living Room – 15' 0" (4.57m) x 12' 11" (3.94m)
- Bedroom 2 – 15' 0" (4.57m) x 11' 1" (3.37m)
- Bedroom 3 – 11' 11" (3.62m) x 8' 4" (2.54m)
- Bathroom – 6' 4" (1.93m) x 6' 2" (1.88m)
- Bedroom 1 – 11' 0" (3.35m) x 10' 5" (3.18m)
- En-suite – 7' 8" (2.35m) x 3' 4" (1.02m)



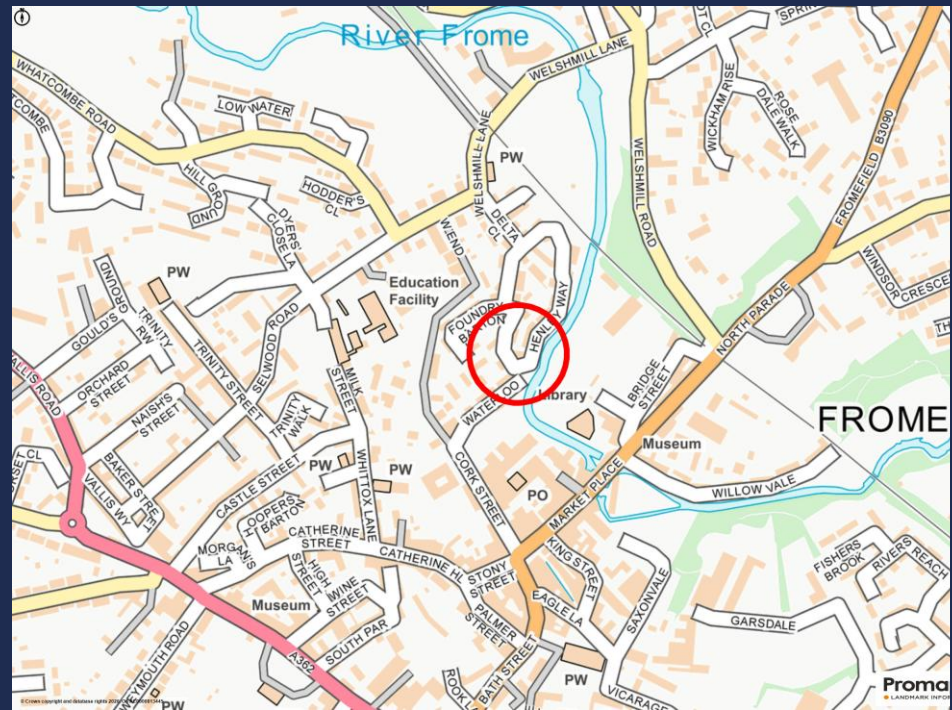
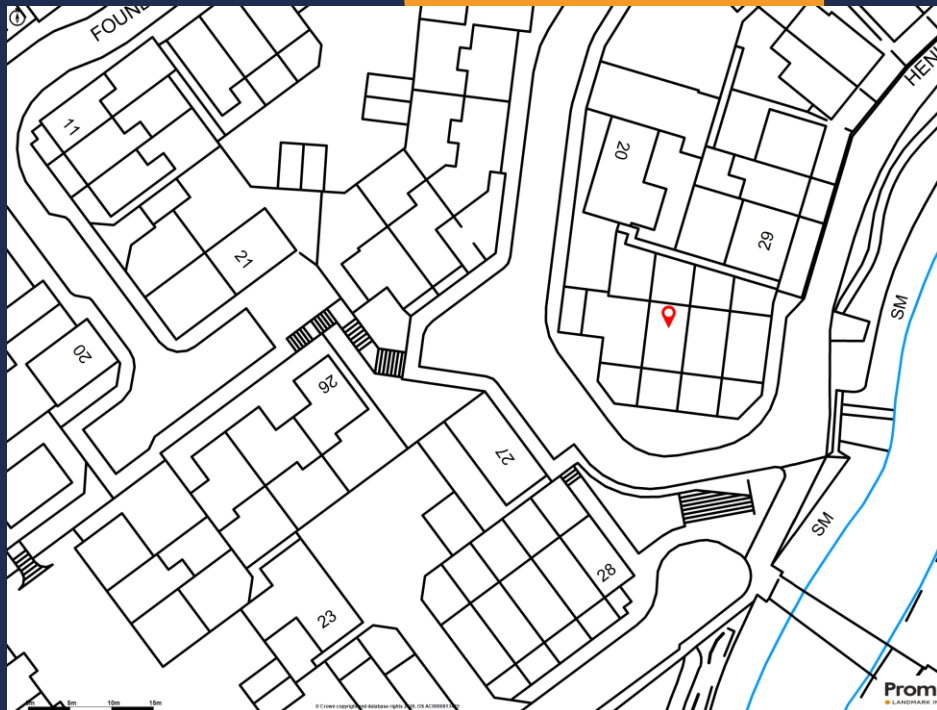
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold with a leasehold garage a peppercorn rent is payable annually.

All main services are connected

The council tax is a band D and is charged at £2,686.67.16 for 2025/26.



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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