



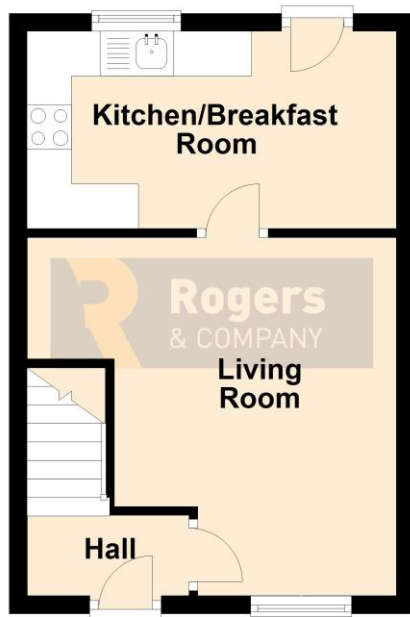
67 Courts Barton Frome BA11 4QB

Guide Price £235,000

Significantly improved and immaculately presented, this two bedroom end terraced house is situated at the far end of this popular road. The house has been subject to considerable works in recent years with modern and contemporary kitchen and bathroom fittings, along with modern décor and floor coverings. The house has a low maintenance rear garden with a composite decked seating area. There is a parking area at the front of the house. The modern central heating is provided from a gas fired combination boiler with double glazed windows and doors. The property is offered for sale with no onward chain.

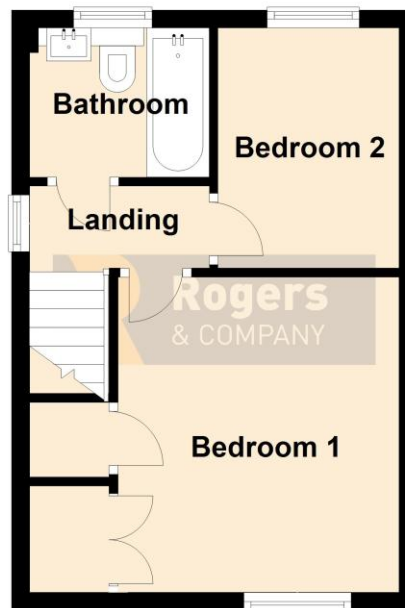
Ground Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 52.3 sq. metres (563.4 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.



- 563 Sqft End Terraced House
- Popular Road On The Outskirts Of Town
- Close to The Wessex Fields Retail Park
- In Terrific Order Throughout
- Modern Kitchen & Bathroom
- Modern Carpets & Decor
- Driveway Parking At The Front Of The Property
- Low Maintenance Garden To The Rear
- Modern Gas Fired Central Heating, Double Glazed Windows & Doors
- No Onward Chain

- Living Room 13' 2" (4.01m) x 10' 5" (3.18m)
- Kitchen/Dining Room 13' 7" (4.14m) x 7' 3" (2.21m)
- Bedroom One 11' 7" (3.53m) x 10' 4" (3.15m)
- Bedroom Two 8' 10" (2.69m) x 6' 8" (2.03m)
- Bathroom 6' 7" (2.01m) x 5' 6" (1.68m)



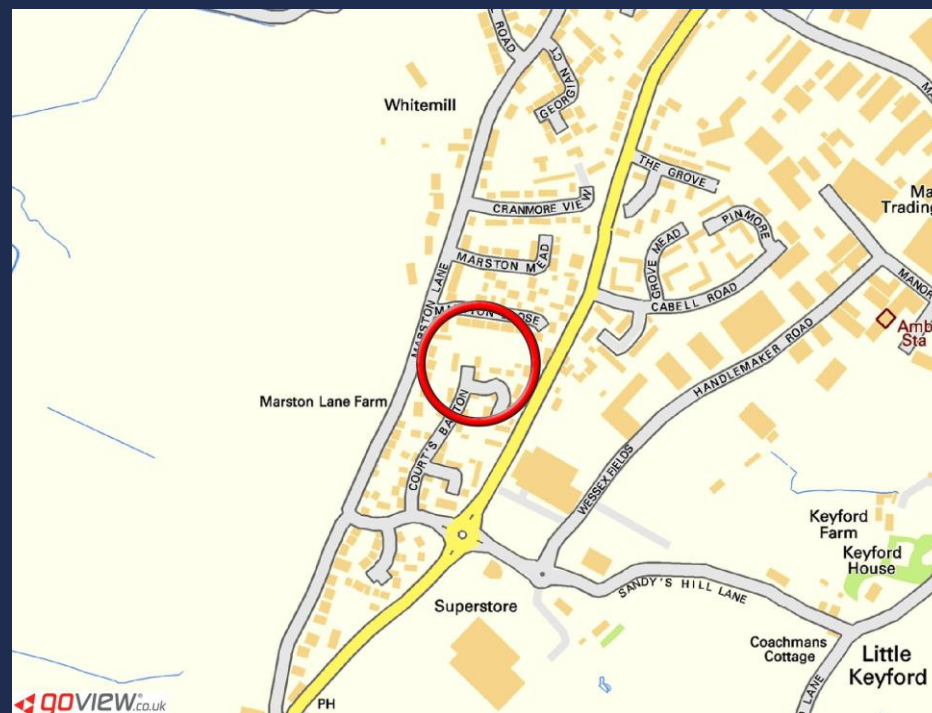
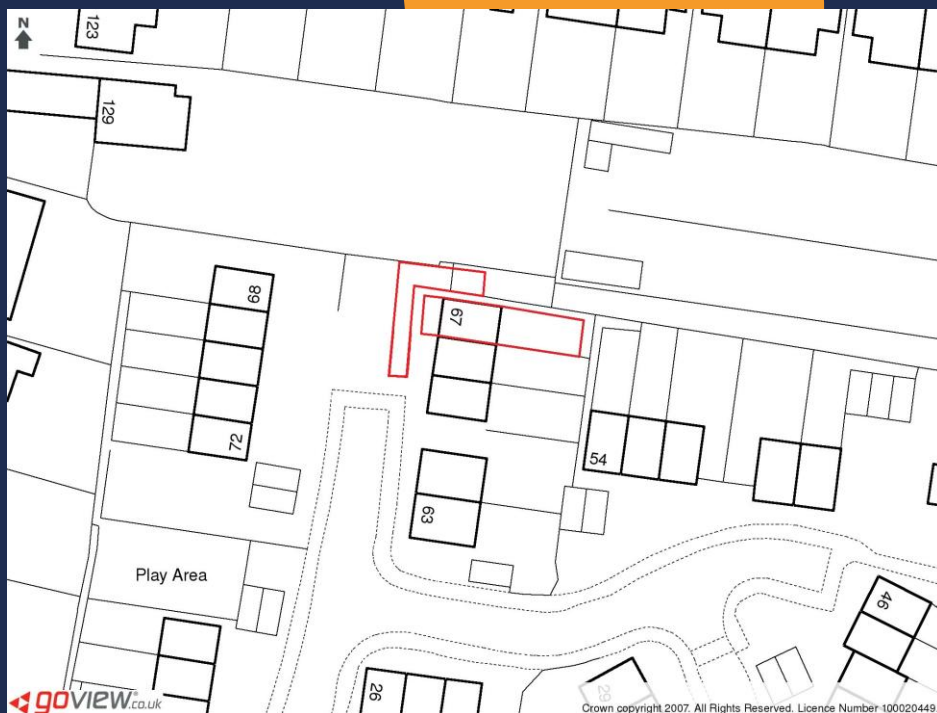
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is Freehold

All Mains Services Are Connected

The Council Tax Band is B and is charged at £1986.20 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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