





## 5 Butlers Gardens Frome BA11 1LZ

### Guide Price £310,000

A very well maintained three bedroom semi-detached house, ideally situated some 500 yards from the train station and about half a mile from the town centre. This property has been dramatically improved in recent years with the addition of a modern Worcester, gas fired combination boiler, a contemporary kitchen/dining area, a conservatory at the rear with access out onto the landscaped garden along with the installation of a downstairs WC and modern family bathroom. The décor, doors and windows are all in good condition too. On top of this you can park a couple of vehicles on the drive, with scope to create more if you needed with an integral garage with a smart, electric roller door. All offered for sale 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.*



- 1116 Sqft Semi-Detached House
- In Excellent Order Having Been And Much Improved Through Recent Years
- Popular Cul-De-Sac, Close To The Train Station
- Three Sensible Sized Bedrooms
- Modern Kitchen & Dining Area
- Living Room & Conservatory
- Downstairs WC, Modern Family Bathroom
- Double Glazed Windows, Doors & Modern Gas Fired Central Heating Boiler
- Landscaped Rear Garden, Driveway Parking, Integral Garage & Front Garden
- No Onward Chain

- Living Room 15' 8" (4.78m) x 9' 10" (3m)
- Dining Area 9' 10" (3m) x 8' 10" (2.69m)
- Kitchen 8' 10" (2.69m) x 7' 9" (2.36m)
- Conservatory 9' 2" (2.79m) x 8' 6" (2.59m)
- Bedroom One 13' 2" (4.01m) x 9' 11" (3.02m)
- Bedroom Two 11' 9" (3.58m) x 10' 0" (3.05m)
- Bedroom Three 9' 1" (2.77m) x 8' 1" (2.46m)
- Bathroom 7' 11" (2.41m) x 6' 11" (2.11m)
- Integral Garage 17' 1" (5.21m) x 8' 1" (2.46m)





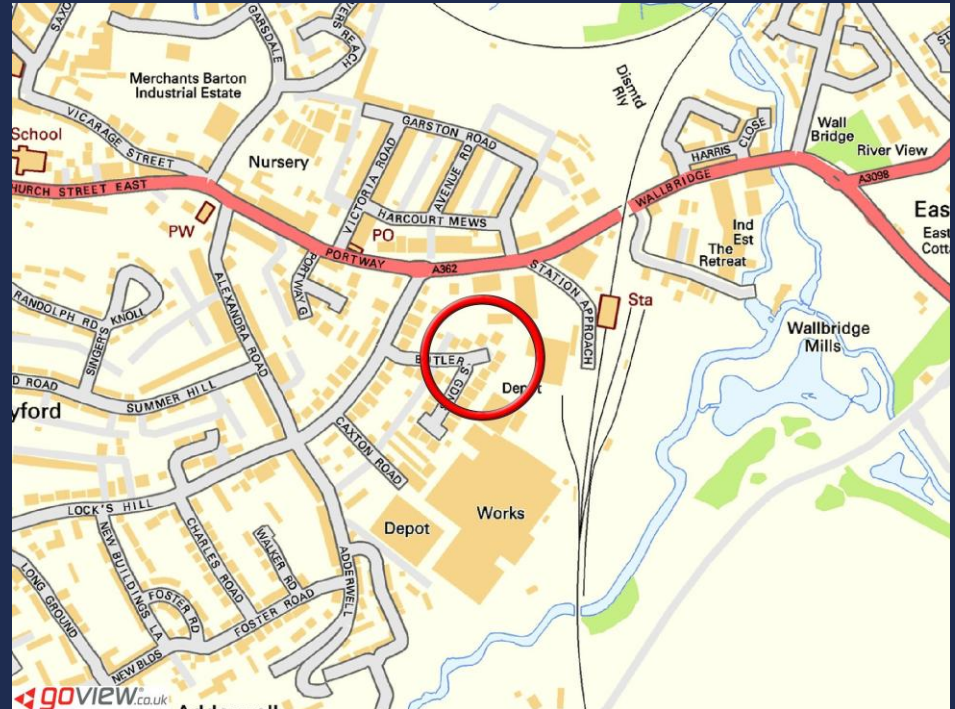


## BA11 1LZ

## The Tenure Is Freehold

## All Main Services Are Connected

The Council Tax Band Is C And Is Charged At £2,269.95 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@drogersandcompany.co.uk

[rogersandcompany.co.uk](http://rogersandcompany.co.uk)

