



📍 34 Austin Close, Frome, BA11 5AY

🏠 Guide Price £70,000

A one bedroom ground floor flat in need of modernisation and situated in a mature residential area. Ideal investment or first time buy.

- Ground Floor Flat
- One Bedroom
- In Need Of Updating
- UPVC Double Glazing & Gas Central Heating
- Communal Gardens
- Ideal First Time Buy Or Buy To Let
- Close To Amenities
- NO ONWARD CHAIN

🏠 Leasehold

📊 EPC Rating C



A one bedroom ground floor flat in need of modernisation and situated in a mature residential area. Ideal investment or first time buy.

The accommodation comprises; entrance hall, sitting room, kitchen, bedroom and bathroom. The property has double glazing and gas central heating.

Externally there are communal gardens to the front and rear. On street parking is available on a 'first come first served' basis.

In good order the property could achieve a rental income in the region of £10,000 per annum.

Leasehold. A new 125 year lease with peppercorn ground rent will be created.

what3words///ships.table.hulk

Situation

Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a station with rail links to Bath, Bristol and London Paddington.

Property Information

Council Tax Band: A

Leasehold - A new 125 year lease with peppercorn ground rent will be created

Services; Mains gas, electricity, water and drainage

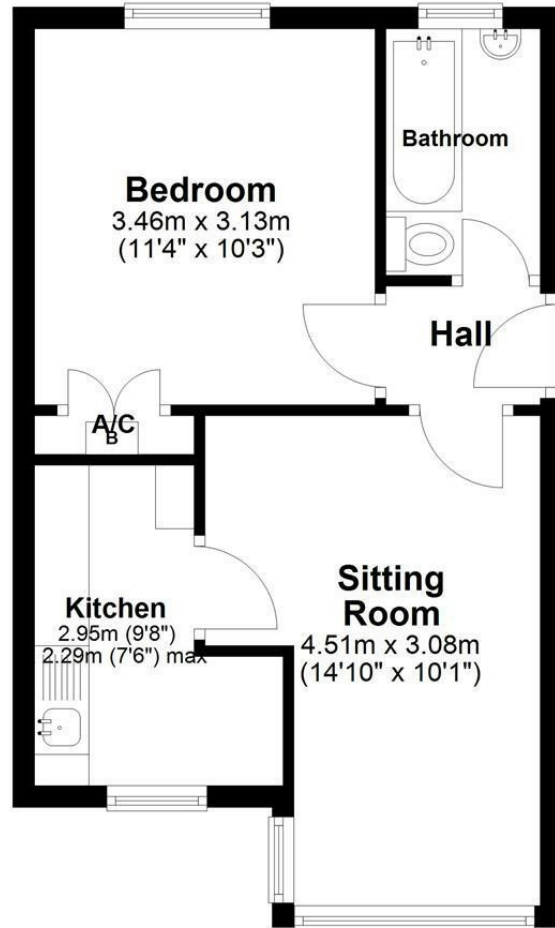
UPVC double glazing & gas central heating

EPC Rating; C



Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 34.9 sq. metres (375.7 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.