

4 Innox Hill, Frome, BA11 2LW

COOPER
AND
TANNER



Asking price of £335,000 Freehold

4 Innox Hill is a characterful stone-built terrace house located in a leafy area of Frome, with easy access out to countryside whilst also being within walking distance of the town centre. This beautiful three-bedroom home exudes warmth and charm, blending period features with modern convenience to offer comfortable living in one of Frome's most picturesque areas.

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DESCRIPTION

You enter into the warm and inviting sitting room, with feature log burner - perfect for both cozy evenings and entertaining guests. There is built-in cabinetry, wood flooring and a large south facing window. The galley style kitchen is thoughtfully designed with ample storage, high-quality appliances, and traditional touches, giving it a rustic feel. A door leads out onto a small courtyard area.

On the first floor you will find the family bathroom, drenched in natural light, with over-bath shower and linen cupboard. There is also a good-sized double with views out over the town and to the rear of the building is a small office/study/nursery. On the second floor is an impressive bedroom with vaulted ceilings and exposed beams.

OUTSIDE

The property has a charming, tiered garden, ideal for growing flowers and veg, and for entertaining in the summer, but please note it is detached from the

property, and sits within an allotment section to the rear of the terrace. To the front of the home, there is a lovely seating area, perfect for alfresco dining or enjoying a morning coffee.

ADDITIONAL INFORMATION

Gas central heating. All mains services are connected.

LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema.

Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

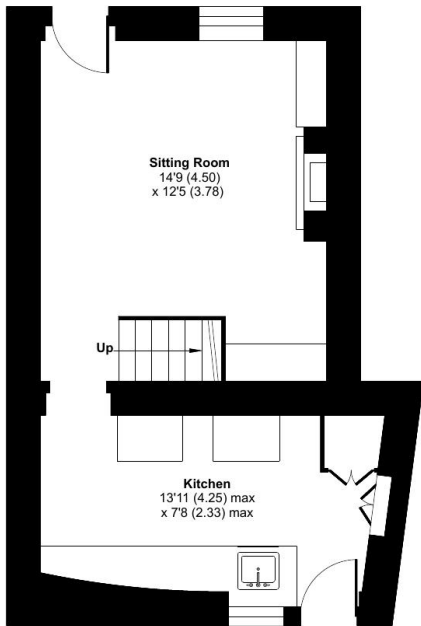




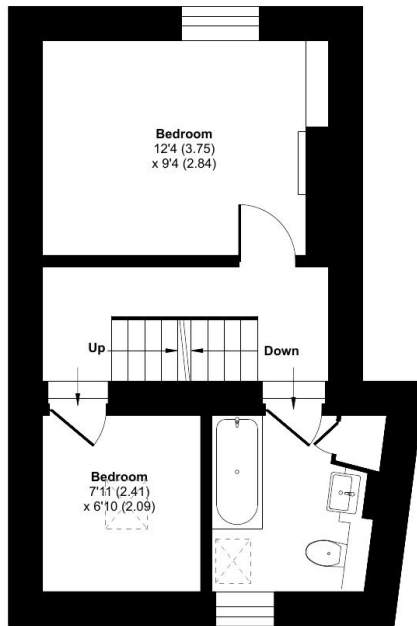
Innox Hill, Frome, BA11

Approximate Area = 810 sq ft / 75.2 sq m

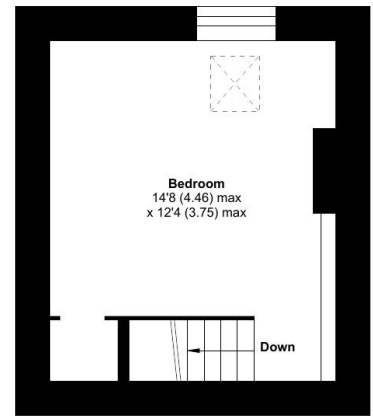
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Cooper and Tanner. REF: 1211125



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