

2 Victoria Road, Frome, BA11 1RR

COOPER
AND
TANNER



£535,000 Freehold

Beautifully renovated, this bay fronted Victorian House represents an exciting opportunity a short walk of the Town Centre and the Train Station.

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DESCRIPTION

2 Victoria Road is an attractive, bay fronted, Victorian family house which dates to 1888. Bought by our vendors three years ago, the home has been re-wired, re-plumbed and renovated top to bottom to an exceptionally high specification throughout, to include structural work.

The accommodation briefly includes an impressive entrance hall with access into the reception rooms, the kitchen, utility and w.c., with stairs rising to the first of a two-tiered upper floor. The house has exceptionally high ceilings; part of the appeal of this section of the terrace, along with its double bays and two-tiered landing.

The main reception space is a fabulous open plan sitting/dining room with a large bay window to the front, exposed original Victorian wooden floorboards, an attractive wood burning stove, a period fireplace and plenty of fitted storage, with an outlook over the back garden. The large kitchen/breakfast room includes a range of wall and base units, topped with high quality Quartz and with integrated Neff appliances. There is room for a table and chairs, breakfast bar and access through to the utility room and downstairs w.c.

On the first floor there are three double bedrooms, two with period fireplaces, and all of which are well proportioned and fitted with column radi.

There is also an exceptionally opulent bathroom with a roll-top bath, feature sink, period towel rail and separate shower.

OUTSIDE

To the front of the house is a low wall enclosed area of stone chippings beside the attractive period style path leading to the front porch, adorned with attractive Victorian porcelain tiling.

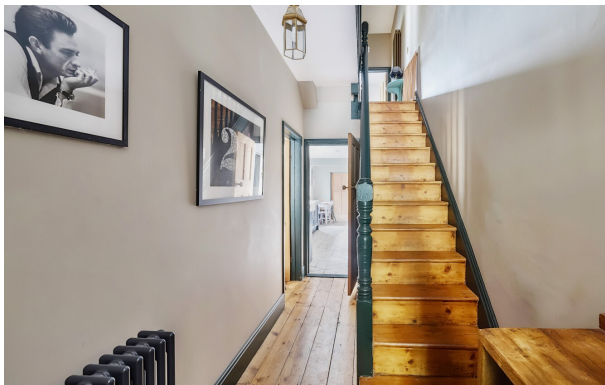
The gardens lie predominantly to the rear and consist of an Indian sandstone patio/seating area with a South Easterly facing enclosed lawn and new fencing.

ADDITIONAL INFORMATION

Gas fired 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. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





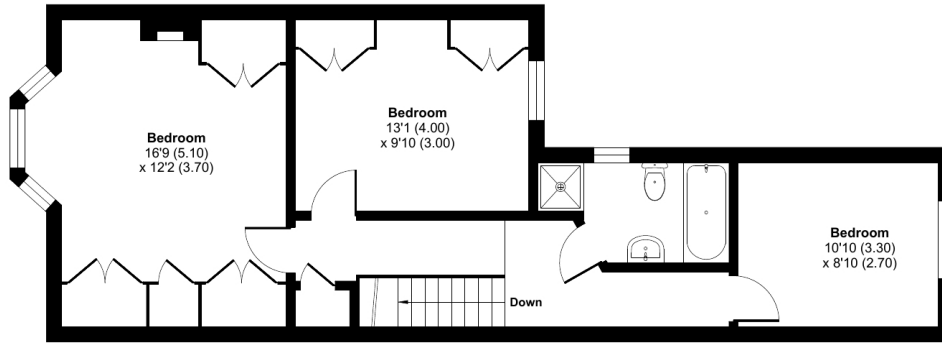
Victoria Road, Frome, BA11

Approximate Area = 1308 sq ft / 121.5 sq m

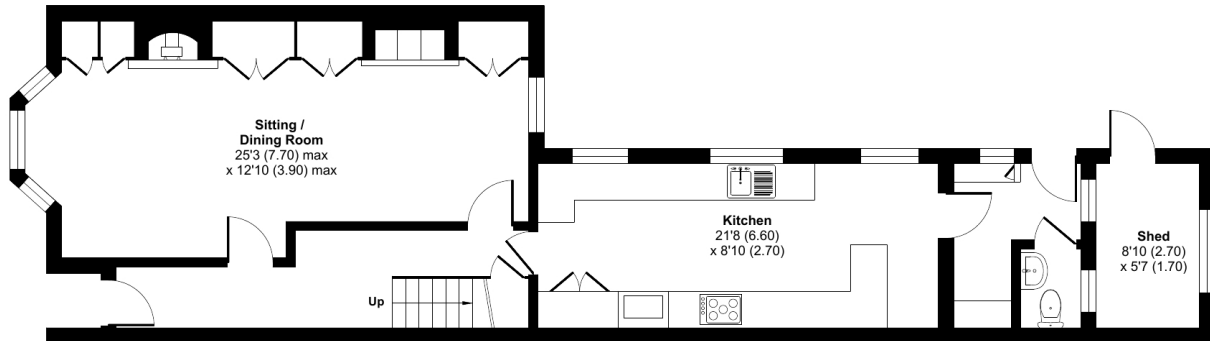
Outbuilding = 49 sq ft / 4.5 sq m

Total = 1357 sq ft / 126 sq m


For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1134375



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