

# 19 New Buildings Lane,

Frome, BA11 1PH

COOPER  
AND  
TANNER



£349,999 Freehold

A three-bedroom, semi-detached family home in need of modernisation and situated in a tucked away location, on a generous sized plot.

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## DESCRIPTION

This well-appointed, three-bedroom, semi-detached family home is situated in a tucked away location, on New Buildings Lane, in the highly sought after Market town of Frome.

The home is approached via a long driveway, bordered by mature gardens leading up to the single garage.

A front door leads into a porch which in turn leads into the main entrance hallway. From here, there is access to the dining room, main reception room and there are stairs that ascend to the first floor.

The main reception room/lounge is a dual aspect room, with plenty of natural light and ample room for plenty of furnishings. There is currently a gas fire in situ, with a back boiler which fires the central heating system. The reception room leads around into a separate dining room which overlooks the garden. From here, you are led into the kitchen area which offers a range of wall and base units, providing plenty of storage, and space for freestanding appliances such as cooker and fridge/freezer. There is also an inset steel sink. From the rear of the kitchen, a door leads out onto the garden.

On the first floor you are welcomed onto a landing which leads into the three bedrooms, and family bathroom. Off the landing, there is an airing cupboard which houses the immersion tank.

Bedroom one is a good size double room which overlooks the rear garden. Bedroom two is another double, and bedroom three is a single bedroom. The bathroom offers a three-piece suite which includes a bath with shower over, wash hand basin and w.c.

## OUTSIDE

To the front of the property is a long driveway which leads up to a generous parking area and the single garage. The driveway is bordered by mature trees and shrubs. This space could be cleared and opened further to provide further parking, if required. Equally, there is scope here to create a truly lovely front garden.

To the rear of the property is a fully enclosed, good size garden which is predominantly laid to lawn, with a small patio area close to the property. There are grape vines, a fig tree and a small pond.

## AGENT'S NOTE

Our vendor has advised that there is evidence of cracking and suspected subsidence at the property, however this has not been backed up by any form of specialist survey. We would encourage any prospective purchasers to carry out their due diligence prior to completion.

## 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. Main line services to London Paddington are available at Frome and Westbury stations.







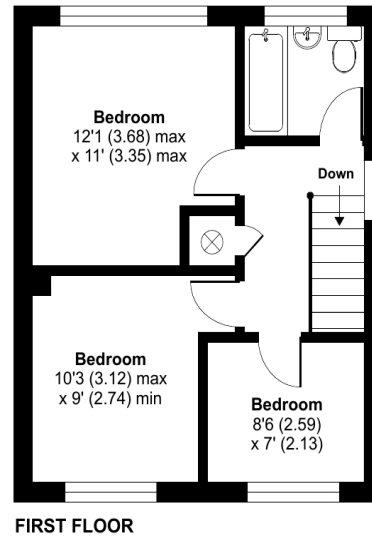
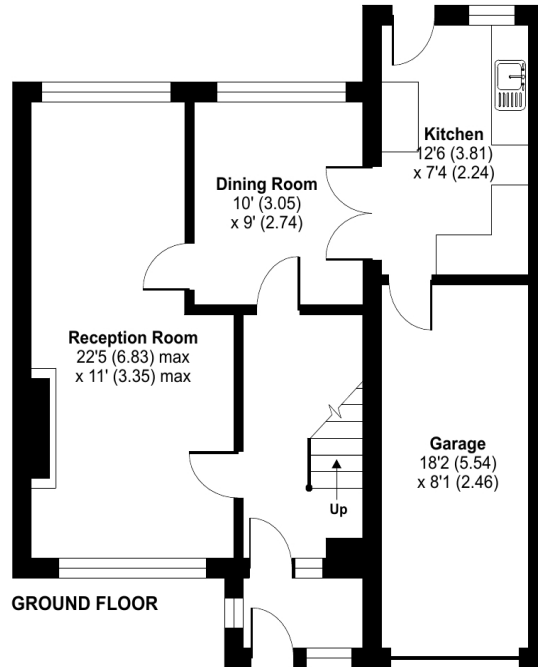
## New Buildings Lane, Frome, BA11

Approximate Area = 959 sq ft / 89.1 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1104 sq ft / 102.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Cooper and Tanner. REF: 1128912



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