

# 15 Knoll Court,

Frome, BA11 1GL

COOPER  
AND  
TANNER



£249,950 Freehold

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# 15 Knoll Court, Frome, BA11 1GL

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**£249,950 Freehold**

## DESCRIPTION

Knoll Court is a generously sized, well appointed, and excellently located two double bedroom home within walking distance to Frome's town centre.

Situated just along a quiet street to the side of a small park and playground, 15 Knoll Court is an attractive, modern, mid-terraced property that offers excellent value for money. Neutrally decorated throughout and ready to move into, this property is offered chain free.

Inside there is a wide entrance hall, with ample under stairs space and a downstairs WC. The dine-in kitchen has a range of white wall and base units, a gas hob, electric oven and laminate with wood effect worktop. There is ample space for a table and chairs.

The living room is to the rear of the property, with access out to the SE facing enclosed rear garden, currently set half to patio and half to lawn, perfect for summer entertaining.

Upstairs there is a wide landing, neutral bathroom with three-piece suite, two light-filled, genuine double bedrooms with plenty of room for storage. There is also access to the loft, which is part boarded and provides extra space for storage.

## OUTSIDE

To the front there is a small garden and iron railing, porch and carriage light.

A planted border runs along the fence line with a mature tree and planting. There is also a small garden shed and a gate at the rear.

The property has a designated parking space, just across the road and the estate also provides general parking areas for guests.

## ADDITIONAL INFORMATION

Gas fired central heating heating. Mains electricity, gas, water and drainage are all 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.

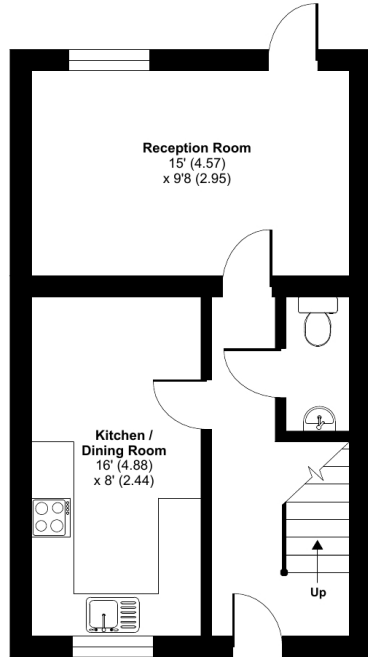




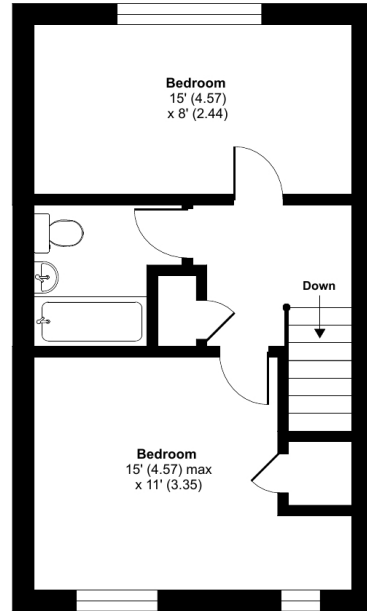
# Knoll Court, BA11

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Cooper and Tanner. REF: 1110959



## FROME OFFICE

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