

16 Henley Way,

Frome, BA11 3HY



Offers in Excess of £300,000 Freehold

A well-presented two-bedroom semi-detached home built in 2001, located in a desirable position close to Frome town centre. The property offers a sitting room, kitchen/breakfast room with breakfast bar, and WC on the ground floor, with two bedrooms and a modern shower room upstairs. Outside is a low maintenance, enclosed rear garden with side access and a single garage.

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DESCRIPTION

Located in a particularly desirable and convenient position just a short walk from Frome's thriving town centre, this modern two bedroom semi-detached home offers well-appointed accommodation, perfect for a range of buyers.

Built in 2001 and presented in excellent order throughout, the property benefits from a charming walled front garden and an inviting entrance porch leading into the home. The ground floor comprises a light and welcoming sitting room, a well-fitted kitchen/breakfast room with a practical breakfast bar, and a useful cloakroom/WC.

On the first floor are two comfortable bedrooms, the master being bathed in light from two South-West facing windows, and a contemporary bathroom.

OUTSIDE

A particular feature of this home is the private and low-maintenance rear garden, laid mainly to attractive patio stone, providing an ideal space for outdoor dining and entertaining.

The garden also benefits from gated side access. In addition, the property enjoys a single garage. Further features include gas

central heating, double glazing throughout and garden storage.

ADDITIONAL INFORMATION

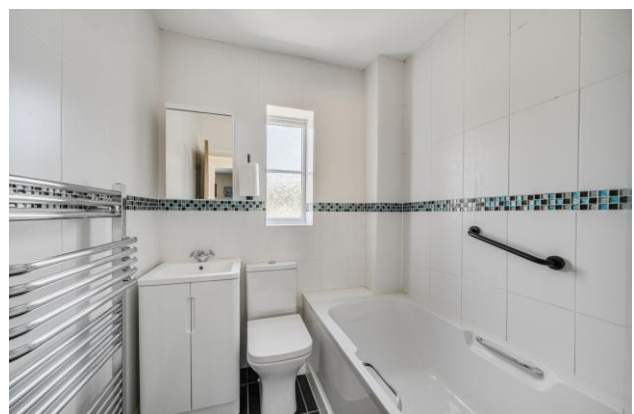
Mains gas and electric heating. All other mains services are connected.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.





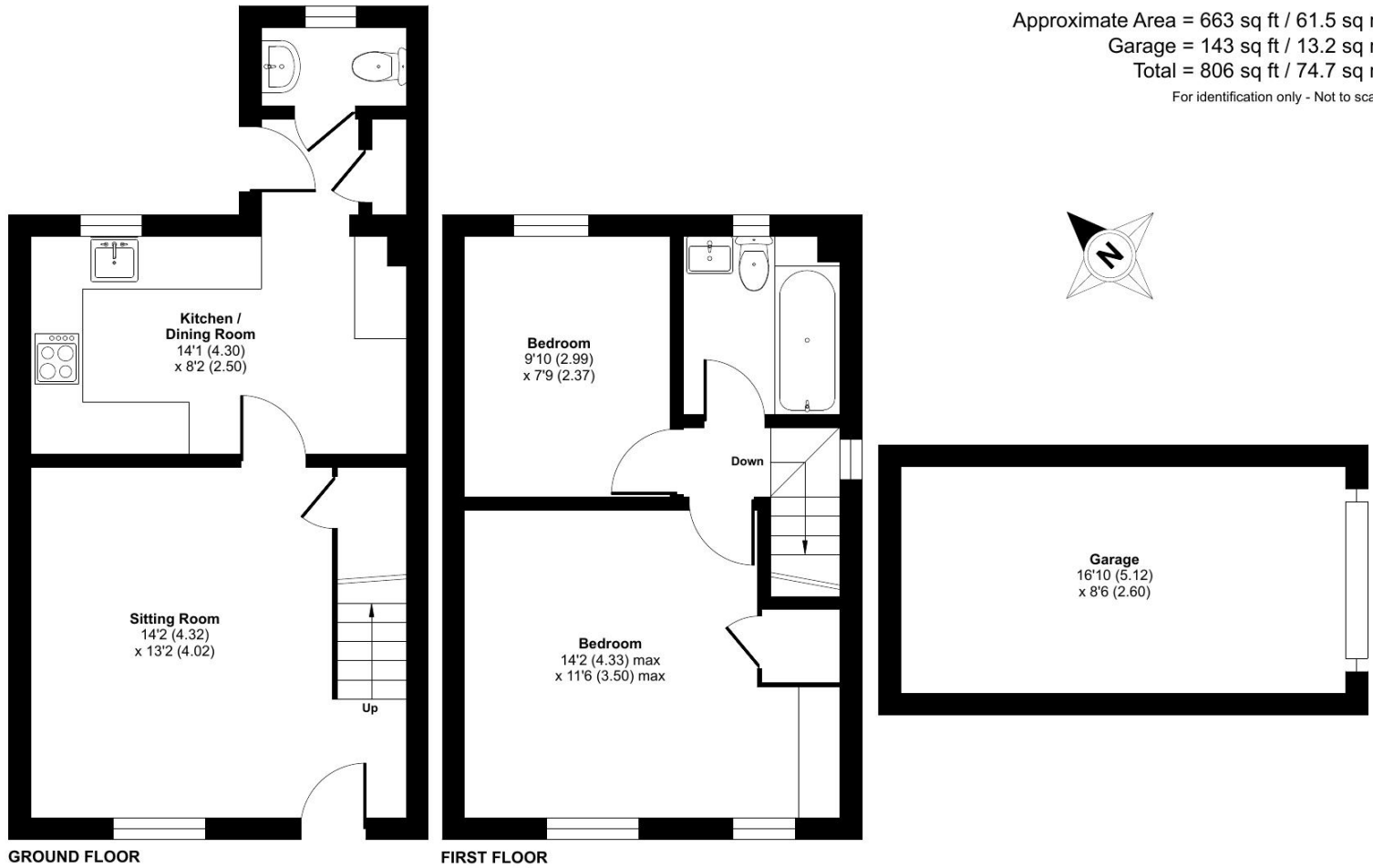
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Approximate Area = 663 sq ft / 61.5 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 806 sq ft / 74.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1324875



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