

# 8 Orchard Street,

Frome, BA11 3BX

COOPER  
AND  
TANNER



OIEO £325,000 Freehold

 3  1  1 EPC C

#### Description

A period cottage set in a tucked away position on one of the most sought-after streets in Frome, only a short walk from the town centre. The property is bursting with charm and has many original features. The front entrance opens into the living room which has an open fireplace. The under stairs cupboard gives the room extra storage. Through into a small hall space with staircase and cloakroom. The kitchen/dining room is situated to the rear of the property. The kitchen has a range of free-standing units and cupboards and space for a dining table.

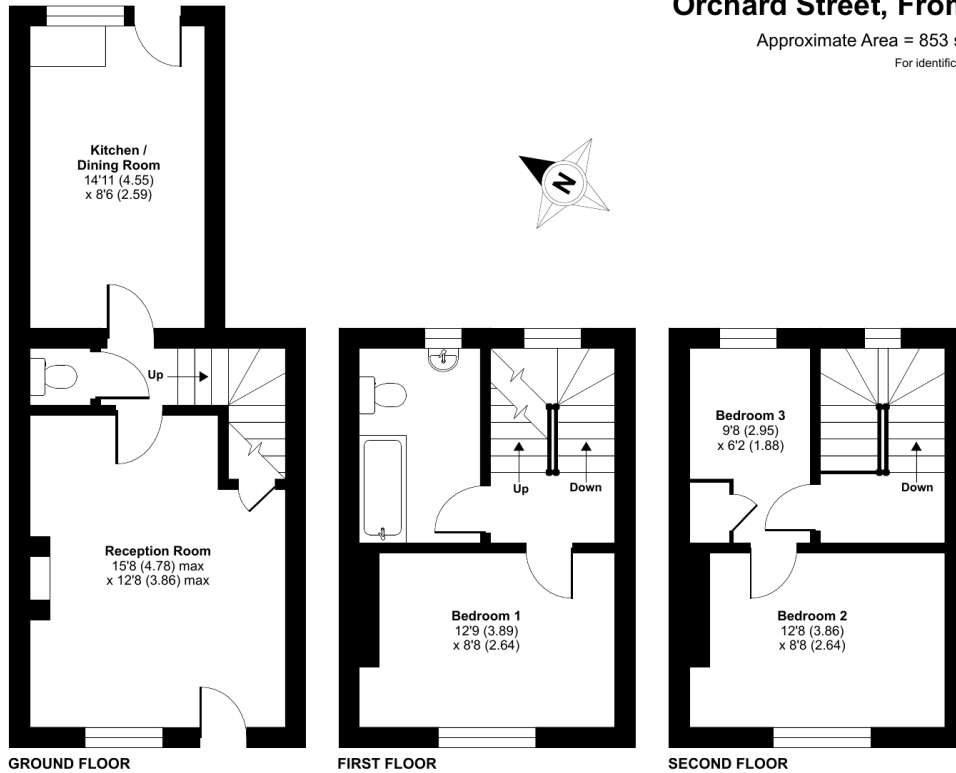
On the first floor there is a large double bedroom and a three-piece family bathroom

On the second floor there is a second double bedroom and a single bedroom currently being used as a walk-in wardrobe. The property benefits from new double-glazed windows and new front and back doors.

Externally, there are charming front and rear gardens with a garden shed, a south facing rear garden. There is access to communal parking at the end of the terrace lane.

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Approximate Area = 853 sq ft / 79.2 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 991709



## Features

- Period cottage
- Tucked away location
- Three bedrooms
- Front and rear gardens
- New high specification windows, front and back doors
- A new boiler has been installed
- The roof and flat roof have been replaced



## Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating C

## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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