

# 12 Waterloo,

Frome, BA11 3JB

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TANNER



## Offers in the Region of £310,000 Freehold

A fantastic opportunity has arisen to purchase this attractive and idyllically positioned, three-bedroom, home set within the heart of the ever-thriving heart of Frome's town centre, offering adaptable accommodation over two floors, an abundance of storage and has the added benefit of a private enclosed rear garden and a car parking space.

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### DESCRIPTION

As you enter the home you are welcomed by an entrance hall, from here you have access to the first-floor accommodation.

On the left-hand side of the entrance hall, you have a light, good sized downstairs WC. From here you enter into a generous sized living room, you also have access to a very good-sized cupboard that continues under the stairs. Leading into a good-sized kitchen and diner, there is enough space for a dining table and chairs. From the kitchen you have access to the southwest facing courtyard garden.

On the first floor you are greeted by the landing which acts as the backbone to the first-floor accommodation, towards the rear of the home you have a good-sized single bedroom and a light second bedroom which has the added benefit of built-in storage. There is also a well-proportioned family bathroom.

At the front of the home there is the main bedroom, which is showered in natural light thanks to the large window. Similar to the guest bedroom there is also the added benefit of built-in storage and a good sized en-suite bathroom.

### OUTSIDE

The Southwest facing courtyard garden is mainly laid to patio with a variety of shingles and larger rocks, the space is perfect for entertaining family and guests and has enough room for a table and chairs.

### ADDITIONAL INFORMATION

Mains electricity, gas and water all connected.  
Gas central heating.

### 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.



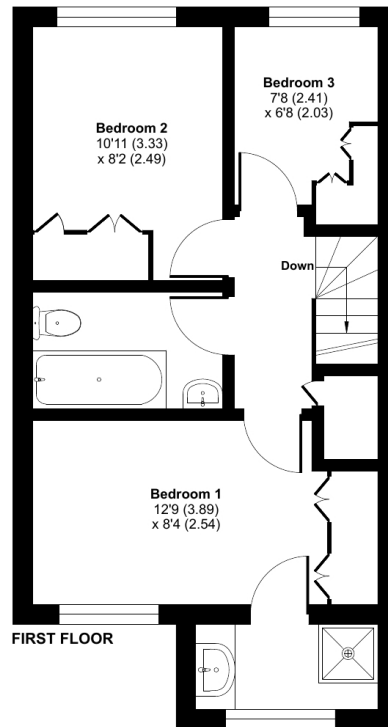
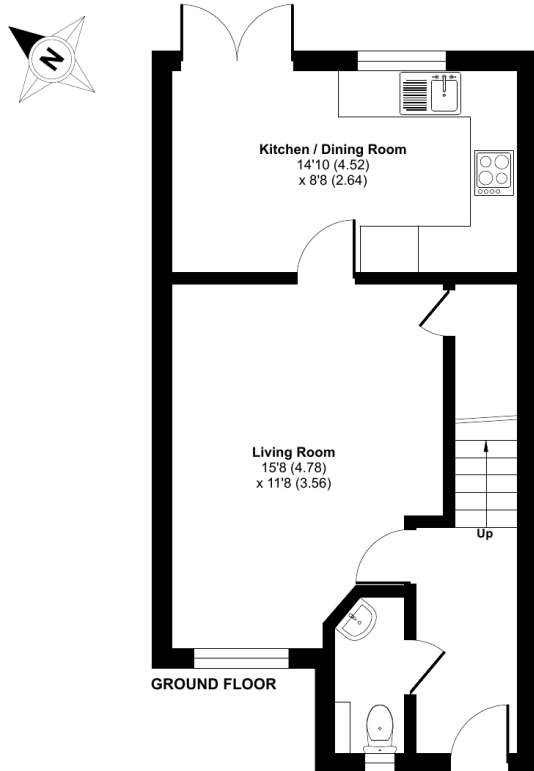




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Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 989545



## FROME OFFICE

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