

# 9 Nunney Road, Frome, BA11 4LA

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TANNER



Guide £275,000 to £280,000 Freehold

Situated within the highly sought-after Nunney Road, walking distance of the town centre of Frome, this attractive three storey period home represents an exciting opportunity.

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### DESCRIPTION.

Believed to date from the early Victorian period, approx. 1850, 9 Nunney Road is a charming three-bedroom home, positioned close to the centre of Frome.

As you enter through the front door you are greeted by a cosy front reception which has plenty of natural light and a working log burner taking centre stage. Carrying on towards the rear of the home you have a very good-sized dining room, which has ample space for a dining table and chairs comfortably seating 6 or more. It creates a great space for entertaining with friends or spending time with family. The kitchen is at the rear of the home and has been finished to a good standard with a range of base units and shelves ideal for storage and an integrated five burner gas hob and electric oven, plumbing for dishwasher and washing machine and space for a free-standing fridge. The kitchen benefits from a pantry. There is a rear door that provides access to the outside space.

On the first floor you are greeted by a spacious landing and access to the second-floor bedroom.

There is a good-sized study/bedroom and a bathroom that has been finished to an excellent standard, fitted with a shower over the bath, a W/C and a low-level basin. There is also a useful airing cupboard. The second bedroom is at the front of the property and has plenty of natural light.

On the second floor there is a further double bedroom which is spacious and has ample natural light thanks to the dual aspect nature of the room.

### OUTSIDE

A shared path gives access to the offset garden, which has been maintained to a good standard and has a range of well stocked beds and space for a table and chairs. There is a decking area and shed with log store.

### AGENT'S NOTE

Rear access is through a secure gate at the lower end of the terrace and via a path with shared right of access exclusively for terrace residents.

### ADDITIONAL INFORMATION

Gas (combi boiler) 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. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.



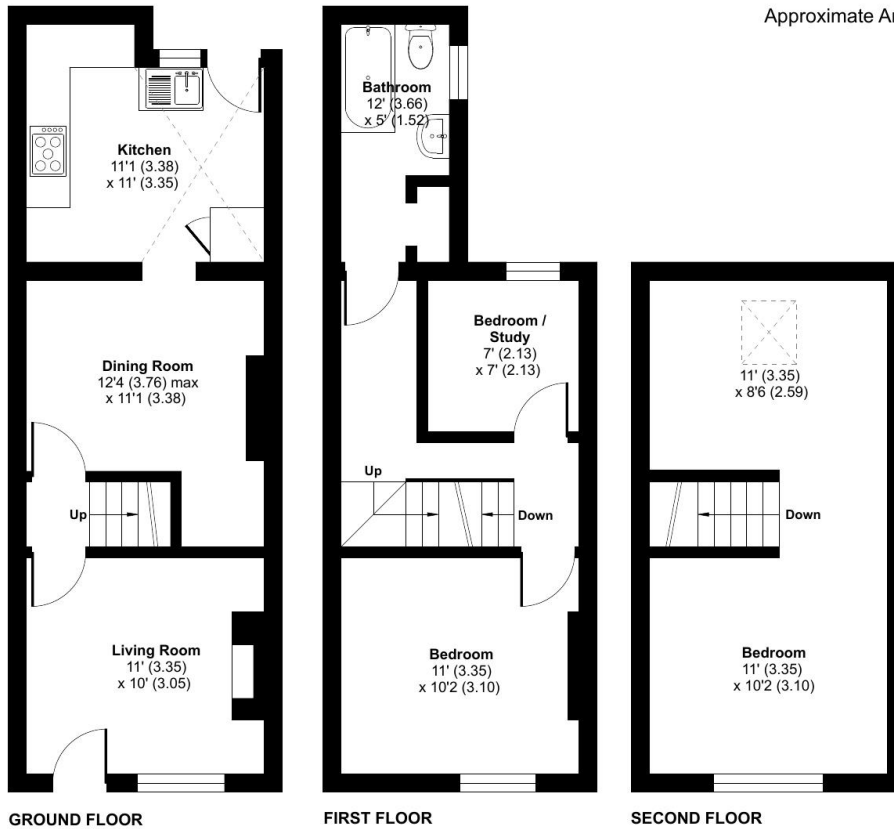




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Approximate Area = 931 sq ft / 86.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Cooper and Tanner. REF: 1118942



## FROME OFFICE

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