

# 40 Green Lane,

Frome, BA11 4JY

COOPER  
AND  
TANNER



£255,000 Freehold

 3  1  1 EPC D

#### Description

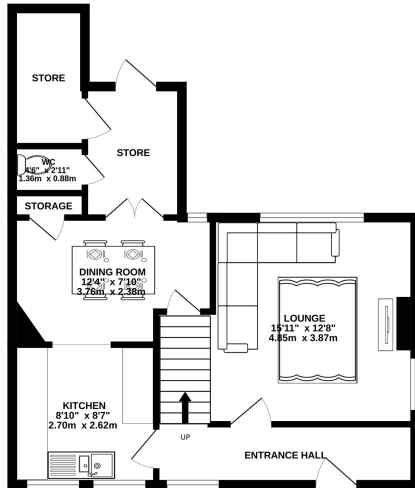
40 Green Lane represents an exciting opportunity to purchase a semi-detached three-bedroom family home with a large garden in a very popular part of Frome.

Re-roofed two years ago, the rest of the house does require modernisation throughout and is a great chance to put your own stamp on the home.

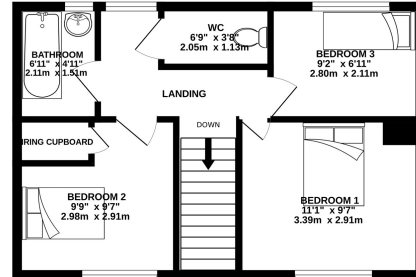
The accommodation includes an entrance hall, a spacious living room, a kitchen with dining space adjoining and a storeroom and w.c. to the rear. On the first floor there are two double bedrooms, one single bedroom and a bathroom.

The gardens are laid to lawn predominantly and are a fantastic size. To the front a path leads to the front door with lawn to the side. Access on the right-hand side of the house leads to an extensive lawn which is fully enclosed and child and pet friendly.

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Features

- An exciting opportunity
- Three-bedroom semi-detached family home
- Requires modernisation
- Spacious living room
- Kitchen with dining space
- Fantastic sized gardens

## Local Information

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

### FROME OFFICE

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