

7 Orchard Street,

Frome, BA11 3BX

COOPER
AND
TANNER



OIEO £350,000 Freehold

A great opportunity to purchase a 1800s period cottage that has been beautifully and thoughtfully renovated throughout including a new kitchen and new bathroom. Set in a highly sought after location with three bedrooms and offering front and rear gardens. Viewings are highly recommended.

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DESCRIPTION.

The property has been recently renovated throughout, including a new kitchen and bathroom, new boiler, all new radiators, new wiring including new consumer unit, and added insulation between each floor. There is also gated access via next door to a spacious free carpark.

The front door leads into a charming living room with a wood burning stove with exposed stone surround taking centre stage, original wooden doors and an original sash living room window.

Towards the back of the cottage lies the open planned kitchen/dining area which includes a range of high spec wall and base units topped with sleek white quartz marble worktop, an integrated dishwasher and fridge/freezer. There is also room for a table and chairs and double doors open onto the enclosed back garden.

There is also a separate walk-in utility cupboard for washing machine and lots of storage. The ground floor is engineered hardwood throughout.

On the first floor is a large double bedroom with a fireplace, a walk-in wardrobe and a very stylish bathroom.

There are two further double bedrooms on the second floor.

OUTSIDE

Externally, there are charming front and rear gardens which are enclosed and provide a choice of seating areas and room for plants and shrubs.

ADDITIONAL INFORMATION

Gas fired central heating.

Mains water, electricity and drainage.

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.

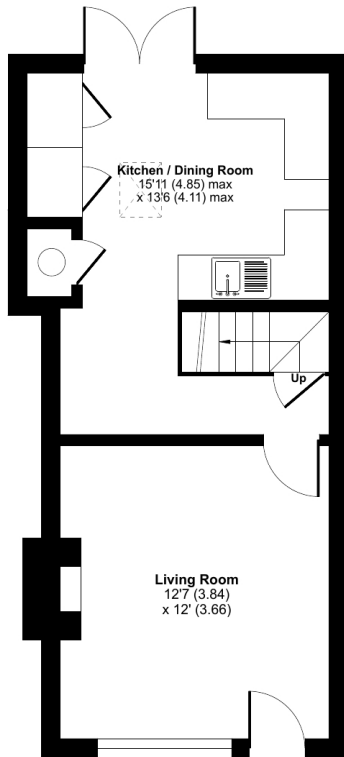




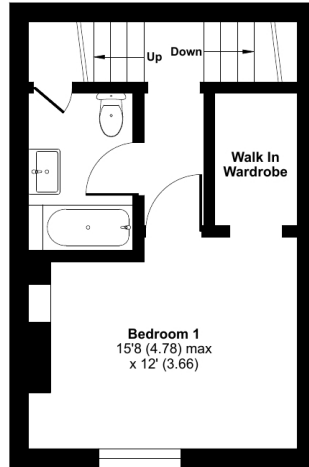
Orchard Street, Frome, BA11

Approximate Area = 819 sq ft / 76 sq m

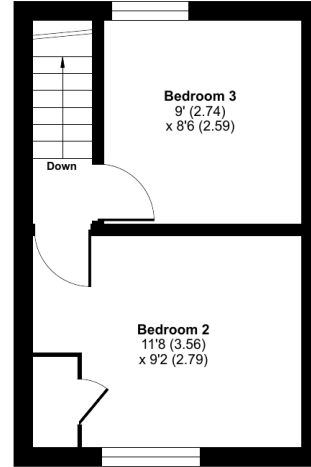
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1046916



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