

4 Kissing Batch,

Frome, BA11 3ND

COOPER
AND
TANNER



OIRO £300,000 Freehold

This spacious and well maintained double fronted family house offers over 950 square feet of living space in addition to an enclosed garden, a single garage and parking space.

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 3  1  2 EPC C

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DESCRIPTION.

Set back along a quiet cul-de-sac in a sought-after development, within walking distance to some of Frome's best loved restaurants, bars and shops, whilst also being a stone's throw from open fields and country walks.

The accommodation includes a generous entrance hall with downstairs cloakroom, a dual aspect living room with French doors out onto the garden, an open plan dual aspect kitchen/dining room and large under stairs cupboard on the ground floor. The kitchen has a range of gloss base and wall units, subway tiling and gas hob.

On the first floor there are two good sized double bedrooms, the master having built-in wardrobes and an en-suite shower room. A further large single, hallway linen cupboard and family bathroom. The upstairs rooms benefit from particularly high ceilings, making them very light and bright.

OUTSIDE

There is a single garage, a parking space and a fully enclosed SE facing garden that is laid predominantly to lawn, with patio border and some mature planting, ideal for summer entertaining.

ADDITIONAL INFORMATION

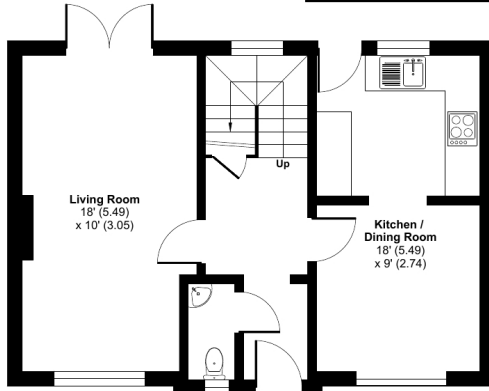
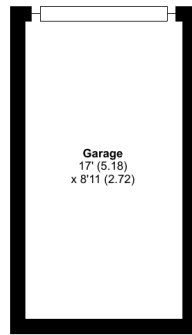
Gas fired central heating. All mains services are connected.

LOCATION

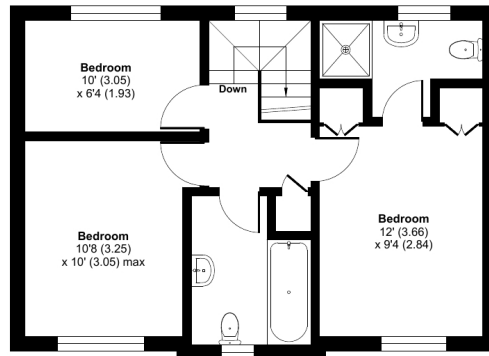
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.







GROUND FLOOR



FIRST FLOOR

Kissing Batch, Frome, BA11

Approximate Area = 948 sq ft / 88 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1101 sq ft / 102.2 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). © richecom 2024. Produced for Cooper and Tanner. REF: 1119699



FROME OFFICE

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