

15 Nightingale Avenue,

Frome, BA11 2UN



£275,000 - £295,000 Freehold

15 Nightingale Avenue is a well-presented three-bedroom semi-detached home with garage, driveway parking and a south-facing garden, ideally situated within a popular residential area of Frome.

15 Nightingale Avenue, Frome, BA11 2UN

 3  1  1 EPC D

£275,000 - £295,000 Freehold

DESCRIPTION

Constructed of brick under a tiled roof with UPVC double glazing throughout, this attractive property offers well-balanced accommodation and would make an ideal first home or rental investment. To the front, a generous lawned garden sits behind a mature hedge offering privacy from the road, with a driveway providing tandem parking for two vehicles and access to a link-detached single garage.

A covered porch shelters the front door which opens into a welcoming hallway. The ground floor is arranged with a spacious reception room to the front, with the benefit of under-stairs storage, flowing through to a separate dining area at the rear. The adjoining kitchen is fitted with a good range of wall and base units with ample worktop space and enjoys views over the rear garden.

Upstairs, there are two double bedrooms, a smaller room which would make an excellent home office or nursery, or single bedroom, and a well appointed family bathroom. The décor is modern and fresh throughout, offering a turnkey option for buyers.

OUTSIDE

From the dining area, double doors lead out onto a fully enclosed, south-facing garden which features a decked patio, ideal for outdoor dining and summer entertaining. The majority of the

garden is lawn, with a small shed to the rear and established planting around the borders.

An excellent opportunity to acquire a comfortable and conveniently located home that would make an ideal first-time purchase or rental investment.

ADDITIONAL INFORMATION

Mains gas and electric heating. All mains services are connected.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

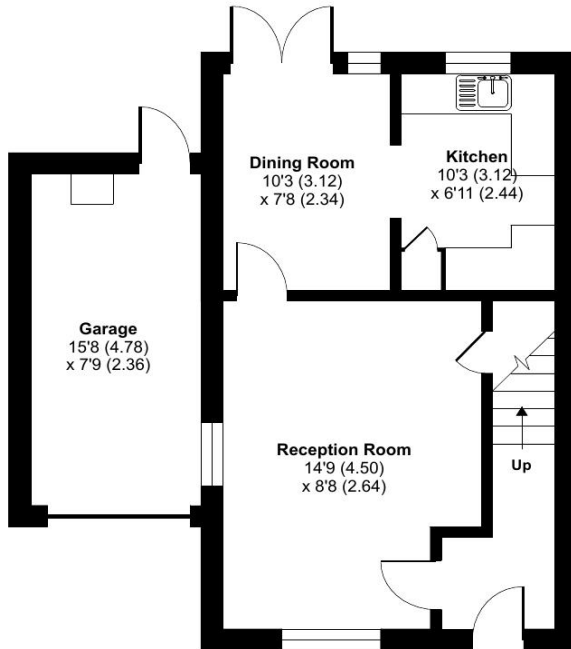




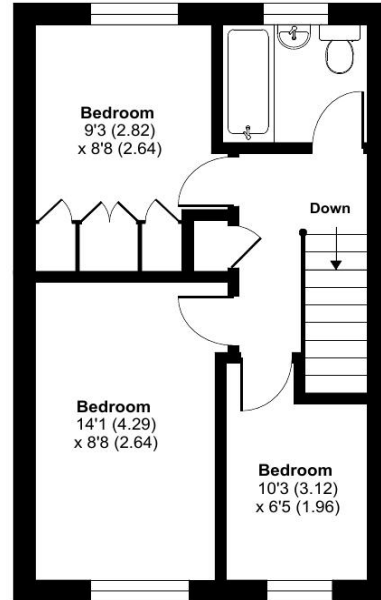
Nightingale Avenue, Frome, BA11

Approximate Area = 925 sq ft / 85.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1296570



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS

OnTheMarket