

1 Laburnum Close,

Frome, BA11 2UB

COOPER
AND
TANNER



£269,500 Freehold

A well-proportioned three-bedroom semi-detached family home on the Bath side of Frome town, offering first time buyers an ideal purchase, as well as being a great buy-to-let opportunity.

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DESCRIPTION

The home is set in a prominent position, on the corner of Beaconsfield Way and Laburnum Close, boasting a good size front lawn, with steps that lead up to the front door.

You enter the home into the spacious lounge/diner, which is a naturally light room laid with laminate flooring. There is a store cupboard immediately on your right as you enter. There are stairs here that rise to the first floor and a doorway leads into the newly installed kitchen, which offers contemporary wall and base units, an integrated electric oven and gas hob with extractor overhead, dishwasher and additional space for other freestanding appliances. There is also an inset steel sink and window overlooking the rear garden. A door leads outside.

On the first floor, a landing provides you with access to the three bedrooms. Bedrooms one and two are good size doubles, with bedroom one being situated at the front of the property and bedroom two to the rear. Both rooms have space for additional furniture. Bedrooms two and three benefit from having a built-in cupboard, each.

There is a family bathroom on the first floor which has a three-piece white suite, including bathtub, w.c. and a wash hand basin.

OUTSIDE

To the rear of the property there is a good size, fully enclosed and low maintenance rear garden with various flower beds, giving prospective purchasers scope to put their own stamp on it. There is also a 6x4 shed ideal for storage.

There is a gate at the rear of the garden which leads out to the single garage and off-road parking. On street parking is also available nearby on Laburnum Close and Beaconsfield Way.

AGENT'S NOTE

We would like to advise prospective purchasers that the finishing touches to the kitchen will be added in the following few weeks.

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.





Laburnum Close, Frome, BA11

Approximate Area = 728 sq ft / 67.6 sq m

Outbuilding = 153 sq ft / 14.2 sq m

Total = 881 sq ft / 81.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Cooper and Tanner. REF: 1041570



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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