

48 Christchurch Street East

Frome, BA11 1QD

COOPER
AND
TANNER



£325,000 Freehold

2 1 1 EPC TBC

Description

This charming two-bedroom, mid terrace, period cottage is situated within the heart of Frome town and has been refurbished by our current owner and now provides generous living space, a modern kitchen and stylish shower room on the ground floor. Completed works carried out on the home include roof repairs, re-plastering, rewiring and plumbing throughout.

You enter the home into the lounge/diner which is a spacious room with ample space for plenty of furniture and features beautiful flagstone flooring. From here, there is access through to the kitchen.

The kitchen has been newly fitted by our current vendor and now offers a good range of wall and base units in navy blue with marble effect worktops in addition to an integrated electric hob with oven below. The kitchen benefits from several skylights that flood the room with natural light throughout the day. From the kitchen, there is access to the shower room. The home previously featured a small extension, which was rebuilt by our current owner, with an improved, high spec extension and now offers a good size shower room enjoying a newly installed and stylish suite, with shower cubicle with electric shower system, wash hand basin and low-level WC. The shower room also offers a heated towel rail. There are two frosted windows and a door which leads out to the rear courtyard garden.

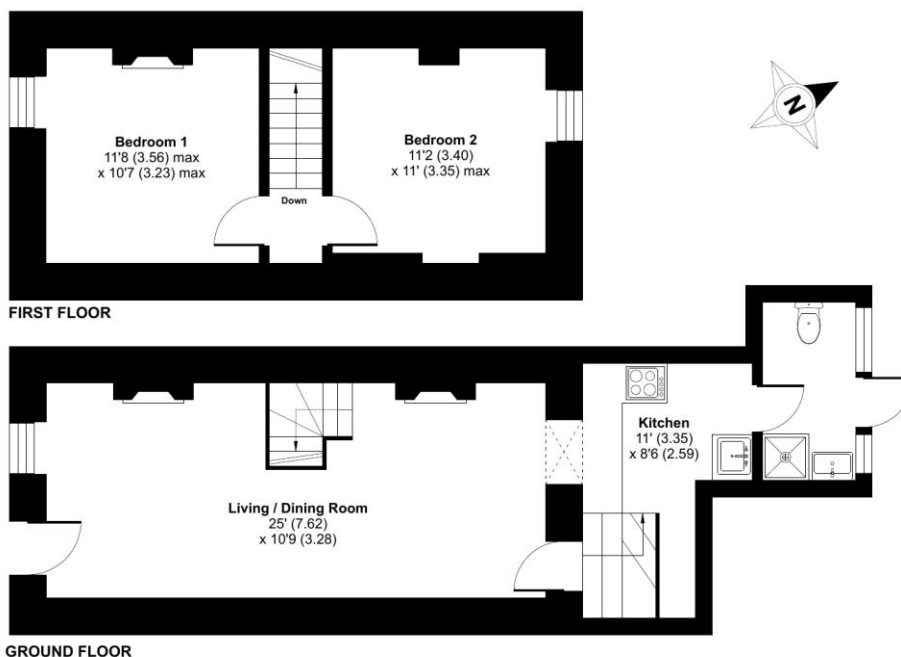
On the first floor there are two large double bedrooms. Both rooms are a very generous size, with bedroom one having a charming feature fireplace.

To the rear of the property, accessed through the property, is a quaint, enclosed courtyard garden bordered by a wall, with raised flowerbeds surrounding.

Christchurch Street East, Frome, BA11

Approximate Area = 692 sq ft / 64.2 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). © richcom 2022. Produced for Cooper and Tanner. REF: 901902



Features

- A charming character cottage
- Desirable location
- Courtyard garden
- Modern kitchen and shower room
- Completely rewired throughout
- Gas and electric heating
- All mains services

Local Information

- Council Tax Band A
- Tenure Freehold
- EPC Rating TBC

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.

