

18 Naishs Street,

Frome, BA11 3BU



Guide price £275,000 - £300,000 Freehold

Nestled in the heart of Frome's sought-after conservation area, this delightful three-bedroom townhouse on Naish's Street represents an exciting and rare opportunity. Offered for sale with no onward chain.

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DESCRIPTION

Set in the heart of the conservation area on Naishs Street, this three-storey townhouse offers the chance to create your dream home in one of Frome's most desirable locations. With its period charm and excellent potential, this property is perfect for those looking to add their personal touch and bring it back to life with a bit of TLC.

18 Naishs Street is entered through a side alley, into the generous entrance hall with plenty of storage. From here you can access the eat-in kitchen, with a range of shaker style cream base and wall units, an impressive green Rangemaster cooker, and plenty of room for a table and chairs. On the other side of the hall to the rear of the property is the light-filled living room, with access out into the garden beyond.

On the first floor there are two well-proportioned bedrooms, one good-sized double and a generous single, as well as the neutrally decorated family bathroom, with three-piece suite and over-the-bath shower. There is an additional W.C on this level as well. On the second floor is another double bedroom, with built-in storage and further storage room in the eaves.

OUTSIDE

To the rear of the property is an enclosed garden, with off-street parking space beyond. Currently laid half to patio and half to gravel, it offers a low maintenance space for entertaining and dining alfresco. Should you be particularly green-fingered there would be scope to increase the garden size by sacrificing the off-road parking and parking in the communal space beyond.

ADDITIONAL INFORMATION

Gas 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.

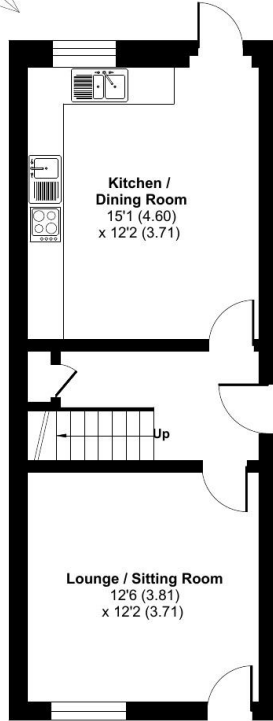




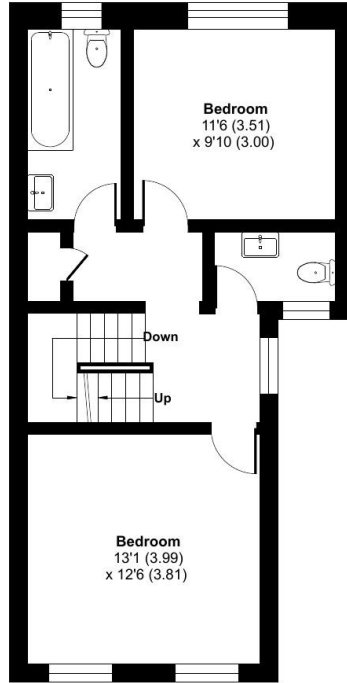
Naishs Street, Frome, BA11

Approximate Area = 1184 sq ft / 110 sq m
 Limited Use Area(s) = 89 sq ft / 8.2 sq m
 Total = 1273 sq ft / 118.2 sq m

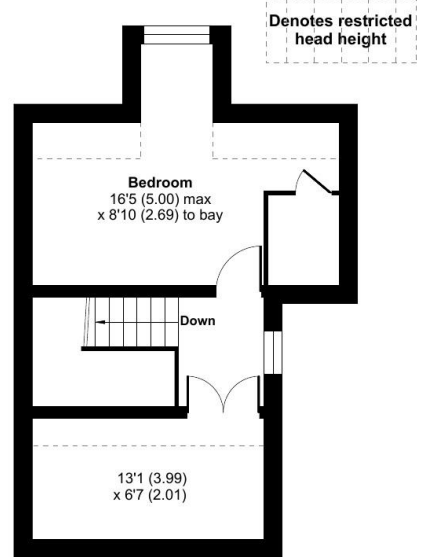
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Cooper and Tanner. REF: 1190660



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