

23 Laburnum Close,

Frome, BA11 2LG

COOPER
AND
TANNER



£250,000 Freehold

2 1 1 EPC D

Description

A light and airy two double bedroom bungalow found in a tucked away tranquil cul-de-sac position, offering well-proportioned living accommodation and the added benefit of a separate garage, on the popular Stonebridge side of Frome.

The home's internal accommodation provides two good-size bedrooms, a light and airy lounge/dining room, a fitted kitchen and wet room style shower room.

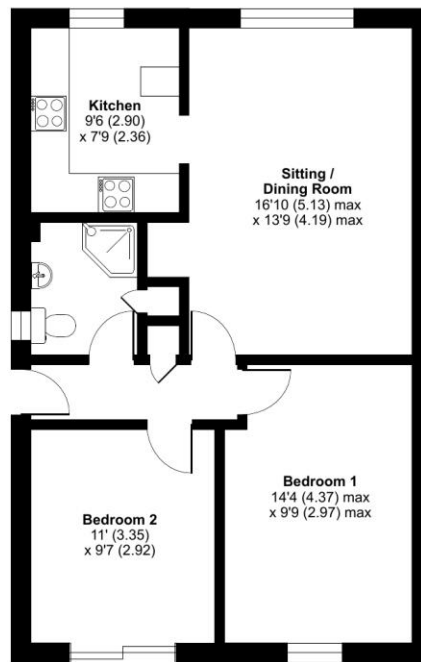
The property is accessed via a private side door into the entrance hallway, a door to the left opens to a good size wet room style bathroom and doors lead to the bedrooms to the rear, with a further door leading into the living accommodation. The lounge/dining room to the front is a good size with ample space for lounge furnishings and space for a dining table and chairs. The living room enjoys lots of natural light. The kitchen also to the front comprises a range of base and wall mounted cabinets, sink bowl inset into the worktop, integrated cooker and fitted hob with under counter space for white goods. There are two generous size bedrooms to the rear, one with access onto the private garden. The bedrooms are served by a wet room style bathroom with fitted shower unit, wash hand basin and W.C.

Externally, the home enjoys a private fence enclosed garden mainly laid with attractive patio seating area and gravel section. A gate leads to the garden from the front of the property. Also to the front of the home is a small area of lawn and mature hedge borders. The separate garage nearby is a great size, has parking in front and there is a further designated parking space opposite the front lawn.

Laburnum Close, Frome, BA11

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nvhocom 2022. Produced for Cooper and Tanner. REF: 924327



Features

- Two-bedroom light and airy bungalow
- Fitted kitchen
- Lounge/dining room
- Shower room
- Private enclosed gardens enjoying privacy
- Quiet cul de sac location
- Garage with parking
- Gas and electric heating
- All mains services

Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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