

# 2 Garston Road,

Frome, BA11 1RN

COOPER  
AND  
TANNER



£495,000 Freehold

An opportunity to purchase a well-proportioned mid-terraced, three-bedroom family home, with a double garage in a sought after location. Viewings are highly recommended.

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**£495,000 Freehold**

## DESCRIPTION

2 Garston Road is a well-proportioned three-bedroom, three storey, family home, set in a desirable location and close to local amenities and Frome train station.

You enter the property through a useful porch and another door will lead you into an ample entrance hall, from here you have access to the first floor living accommodation and the ground floor living space. On the left-hand side of the hallway, you are greeted by a spacious and welcoming living room which has plenty of natural light thanks to the impressive bay window and a gas fire being the main focal point of the room. Towards the rear of the house, you have a good-sized dining room with plenty of storage, there is enough space to fit a family dining table so it is the perfect room to entertain with family and friends. There is a staircase that leads to the lower ground floor.

On the lower ground floor, you enter into the kitchen, finished to a good standard and has a range of base units and a Rangemaster cooker. There is also a pantry area that has space for a fridge/freezer.

At the rear of the property there is a light and cosy family/garden room, a perfect space to relax and head out to the garden.

On the first floor is a good-sized landing, from here you have access to all three bedrooms, two are generous sized doubles and the third is a decent sized single bedroom. The family bathroom is fitted with a shower over the bath, a W/C and a low-level wash hand basin.

## OUTSIDE

The garden is a wonderful, low maintenance haven and has a variety of plants and shrubs and a perfect al-fresco dining area which would be perfect to enjoy with friends and family.

There is also a good-sized storeroom and double garage.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all connected. The property benefits from solar panels.

## 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.





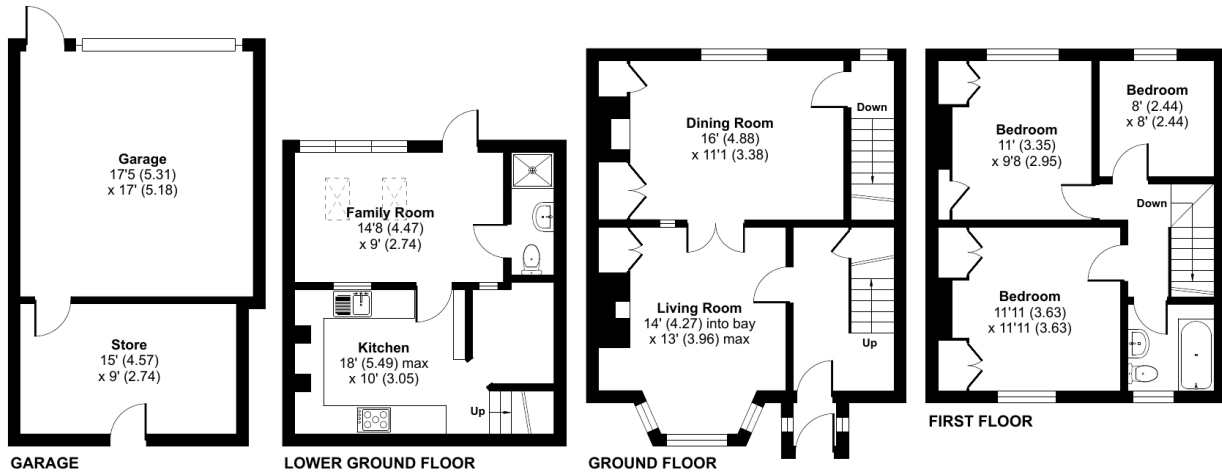
# Garston Road, Frome, BA11

Approximate Area = 1289 sq ft / 119.7 sq m

Garage = 417 sq ft / 38.7 sq m

Total = 1706 sq ft / 158.4 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). © nichcom 2024. Produced for Cooper and Tanner. REF: 1120048



## FROME OFFICE

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