

11 Wallbridge Gardens,

Frome, BA11 1RJ

COOPER
AND
TANNER



Offers Over £165,000 Leasehold

2 1 1 EPC D

Description

11 Wallbridge Gardens is a charming two bedroom first-floor flat located on a sought-after street, within walking distance to the Town Centre and close proximity to the train station. Nestled in a peaceful residential area, this property represents a fantastic 1st time buy or investment opportunity. Neutrally decorated throughout, this home is ready to move straight into.

Upon entering, you are greeted by a bright and spacious living area with large window that floods the room with natural light. The open-plan design seamlessly connects the living space to a contemporary kitchen, fully equipped with modern appliances and ample storage.

Both bedrooms are well-proportioned, with the master bedroom offering plenty of space for a double bed and additional furnishings. The second bedroom is ideal for a guest room, home office, or child's room. The flat also features a modern bathroom, complete with a shower over the bath, sleek fixtures, and a neutral colour palette, creating a calming environment.

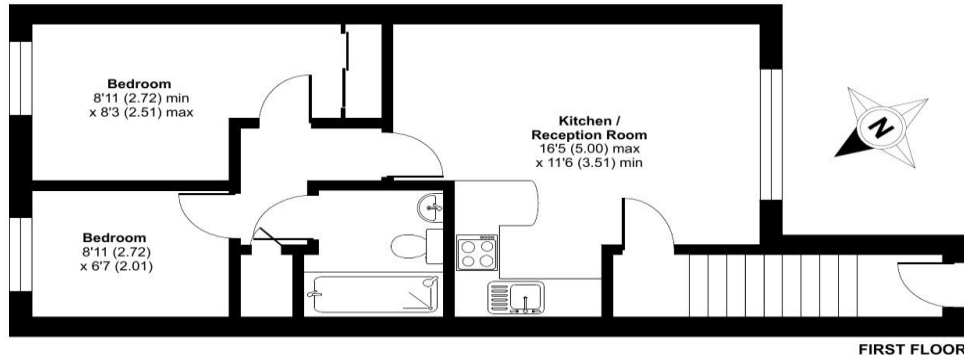
Additional benefits include allocated parking and own front door entrance.

Don't miss this ideal property for professionals, couples, or small families looking for a comfortable and stylish home.

Wallbridge Gardens, Frome, BA11

Approximate Area = 516 sq ft / 48 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1206529



Features

- Open plan living/dining/kitchen room
- Two bedrooms
- Own front door entrance
- Allocated parking
- Mains electricity, water & drainage connected
- Electric storage heating
- Lease left – 963 years left
- Annual ground rent - £50.00
- Current annual service charge - £598.00

Local Information

- Council Tax Band A
- Tenure Leasehold
- EPC Rating D

FROME OFFICE

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