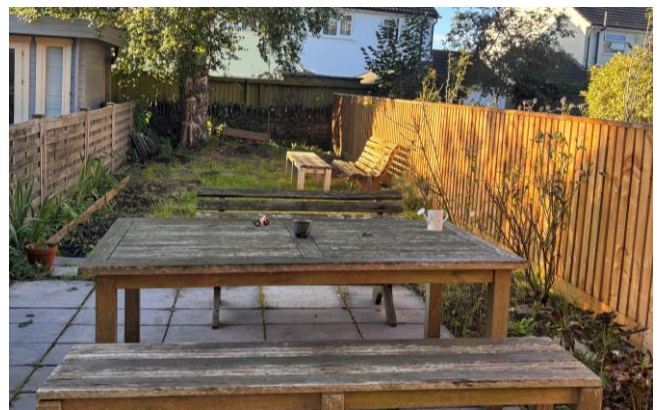


# 23 Keyford Gardens,

Frome, BA11 1JY



OIEO £450,000 Freehold

Almost entirely renovated, this attractive three storey period house enjoys gardens, parking and a very sought after position within the town.

# 23 Keyford Gardens, Frome, BA11 1JY

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## OIEO £450,000 Freehold

### DESCRIPTION.

23 Keyford Gardens is an attractive three storey period home which has been almost entirely renovated and is accompanied by a south facing garden and parking for 2 cars.

The front door opens into a light and airy living room which features exposed wooden floorboards, views across the front gardens and houses a wood burning stove taking centre stage.

The kitchen/dining area is open plan, light and airy and also enjoys exposed floorboards. There are a range of wall and base units topped with high quality marble work surfaces. There is a fitted oven/hob, room for appliances and plenty of fitted storage. There is a utility/boot room to the rear that provides useful storage.

On the first floor there is a large double bedroom looking over the gardens and beyond. There is also a single bedroom and a newly finished bathroom.

On the second floor there are a further two bedrooms, one large double and one large single.

### OUTSIDE

There is driveway parking for two cars in addition to front and rear gardens. The gardens to the front include a patio/seating area perfect for entertaining. There is a lawn beyond bordered by plants. The back garden lies beyond the parking area and has housed a large trampoline over recent years. There is also a small outbuilding.

### ADDITIONAL INFORMATION

Gas fired central heating. Mains electricity, gas and water are all connected. Drainage to be confirmed.

### 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. The local railway station connects at Westbury for London Paddington.







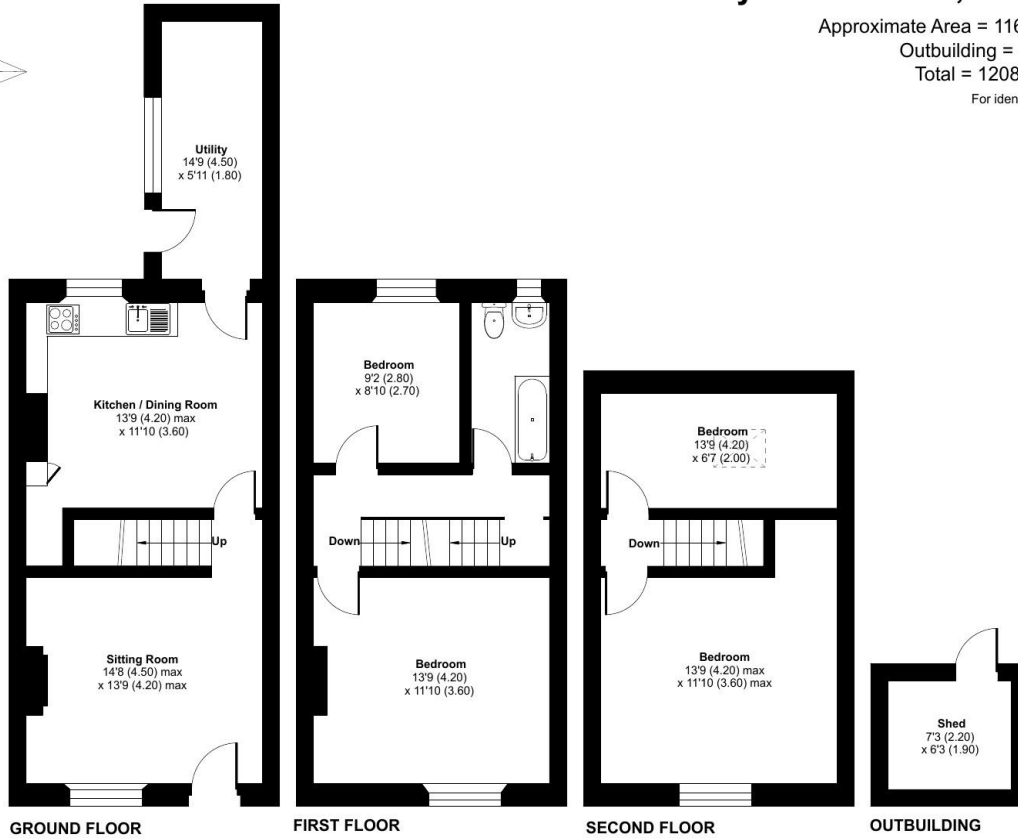
# Keyford Gardens, Frome, BA11

Approximate Area = 1163 sq ft / 108 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1208 sq ft / 112.1 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). ©nlchecon 2024. Produced for Cooper and Tanner. REF: 1178049



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