

8 Berkley Road, Frome, BA11 2ED

COOPER
AND
TANNER



£320,000 Freehold

8 Berkley Road is a mature, bay fronted 1930s family house that now requires modernisation throughout and represents an exciting opportunity.

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 3  2  1 EPC tbc

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DESCRIPTION

A mature 1930's family house with an excellent plot on a popular road in the Town. An attractive wooden door with stained glass inset opens into a spacious and light entrance hall. The front reception room enjoys a bay window looking over the front gardens.

The reception room to the rear is a brilliant size and features doors opening onto the back gardens whilst an open fireplace provides a cosy focal point.

The kitchen is a blank canvas at present and there is obvious potential to knock through and create an open plan arrangement. There is also a downstairs w.c.

On the first floor a light and airy landing provides access into two double bedrooms, a single and the bathroom.

OUTSIDE

There is gated driveway parking for multiple vehicles leading to a single garage. Gardens to front and rear which are predominantly laid to lawn and bordered by plants and bushes.

ADDITIONAL INFORMATION

Night storage heating. Services – to be confirmed. Mostly double-glazed windows and doors.

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.







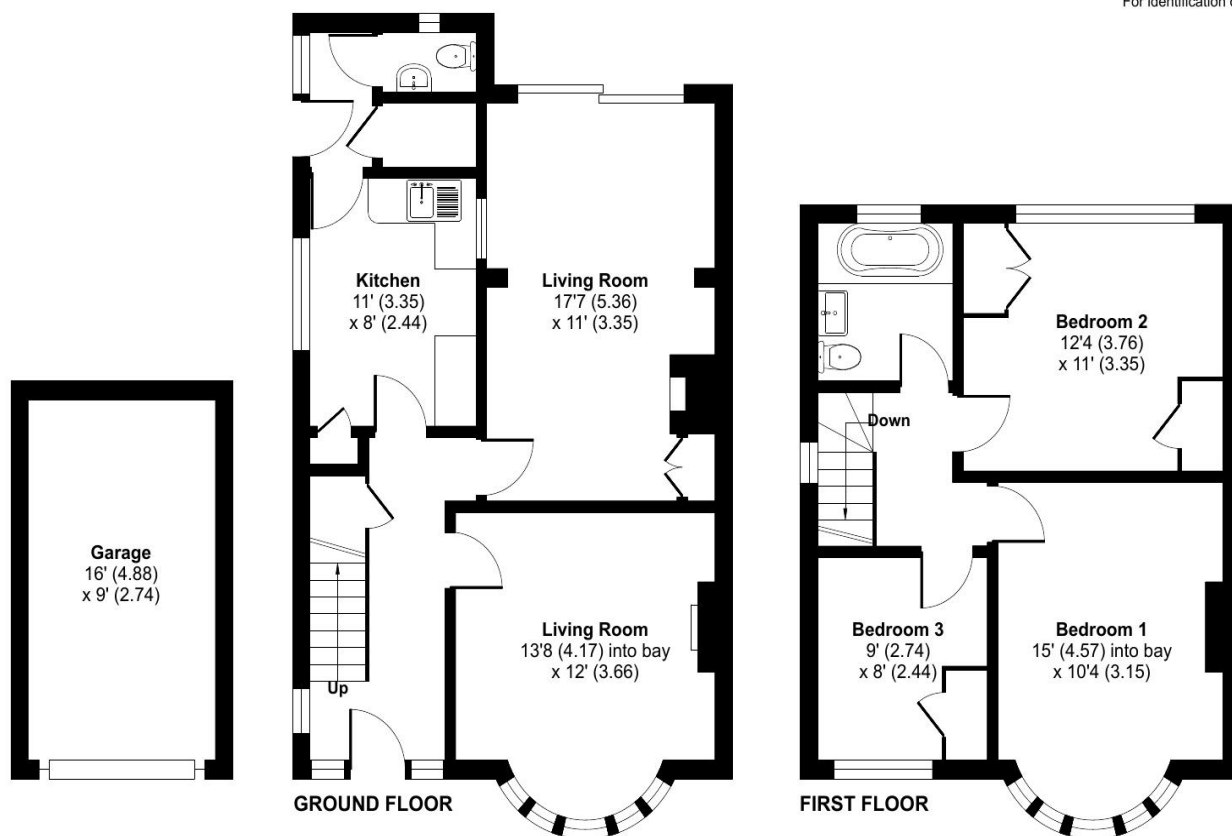
Berkley Road, Frome, BA11

Approximate Area = 1088 sq ft / 101 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1232 sq ft / 114.3 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). © nchecon 2023. Produced for Cooper and Tanner. REF: 1063515

FROME OFFICE

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