

113 Blackberry Road,

Frome, BA11 5DF

COOPER
AND
TANNER



£295,000 Freehold

3 1 2 EPC B

Description

Positioned on a popular modern development on the outskirts of Frome, yet within walking distance of the town centre and the train station, this three-bedroom house represents an excellent opportunity for first time buyers and a good return for an investment buyer.

The accommodation throughout the house is light and airy and comprises an entrance hall, downstairs cloakroom, good size living room and a spacious and bright open planned kitchen/dining room to the back of the house. The kitchen includes a range of wall and base units, room for appliances, space for a table and chairs and doors leading onto the enclosed rear gardens.

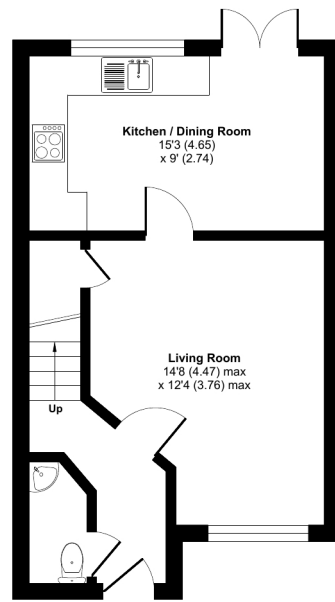
On the first floor there are three bedrooms (master enjoys an en-suite) and the family bathroom.

Outside, there is driveway parking for two vehicles to the side of the house. The gardens lie predominantly to the rear and are fully enclosed, child and pet friendly and made up of a patio seating area and lawn beyond. There is also a timber built shed in the garden.

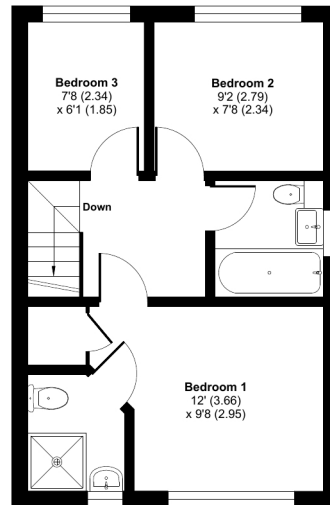
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Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2023. Produced for Cooper and Tanner. REF: 980690



Features

- Three-bedroom house
- Excellent opportunity for first time buyers or investment
- Spacious open plan kitchen/dining room
- Family bathroom and en-suite
- Garden to the front and rear
- Driveway parking for two vehicles
- Positioned on the outskirts of Frome

Local Information

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

FROME OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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