

51 Ashtree Road,

Frome, BA11 2SE

COOPER
AND
TANNER



OIEO £195,000 Freehold

1 2 1 EPC C

Description

Set within this popular development on the Bath side of Frome, this newly decorated house is offered with no onward chain.

The front door leads into an entrance hall which in turn leads into a spacious living/dining room which has plenty of room for furniture, a large window to the front and stairs leading to the first floor. At the back of the house, there is a good sized sun room extension which opens onto the rear gardens. The kitchen includes a range of wall and base units, an cooker/hob, a fridge/freezer, a washing machine and a dishwasher.

On the first floor there is a double bedroom and a good space which can be doubled up as an office or a second bedroom for family and friends. In addition there is a good sized bathroom with a low level WC, basin and an over bath shower.

The gardens have been landscaped cleverly with low maintenance areas, a perfect blank canvas for any perspective buyers. To the rear is an enclosed patio bordered by several trees, perfect for entertaining. There is also an integral single garage with parking to the front.

Gas fired central heating. Mains gas, electricity, water and drainage are all connected.

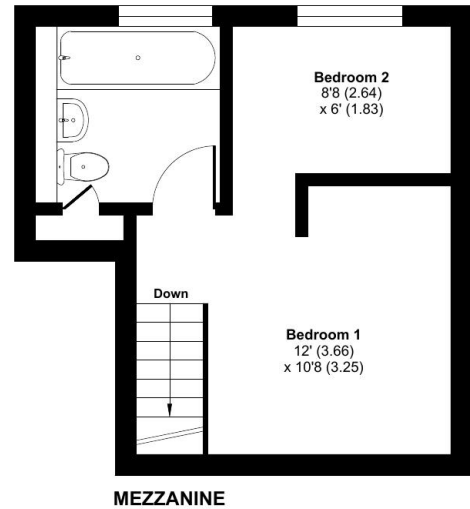
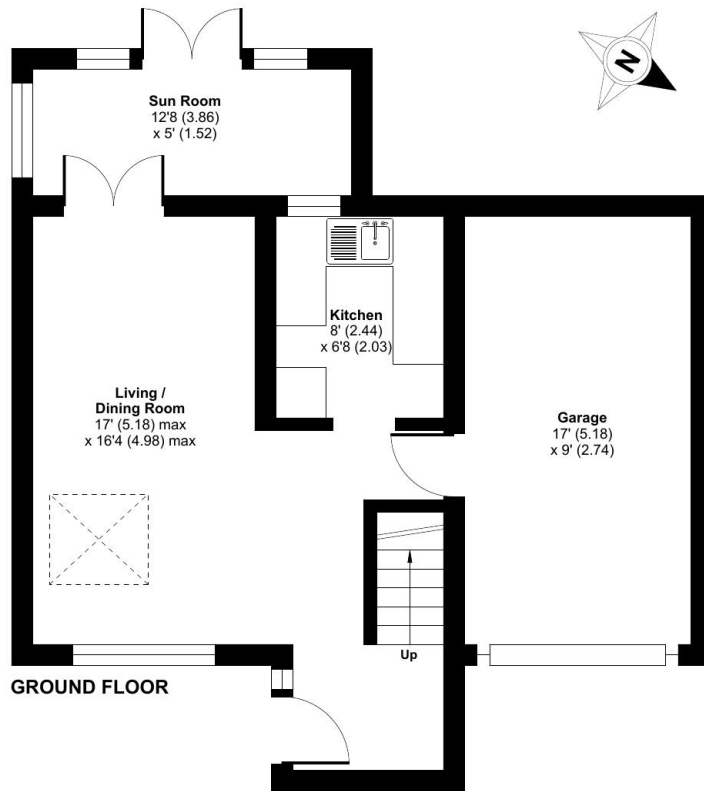
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Approximate Area = 629 sq ft / 58.4 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 782 sq ft / 72.6 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 1062171



Features

- Perfect first time buyer home
- Private rear courtyard
- Integral garage and driveway parking
- Rental income of £750.00 per calendar month
- Early viewing recommended as the property is likely to sell quickly
- Popular location

Local Information

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

FROME OFFICE

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