

2a Orchard Street, Frome, BA11 3BX

COOPER
AND
TANNER



£625,000 Freehold

A substantial and detached three-bedroom family home situated on one of the most sought-after streets in Frome town. The property offers generous living accommodation and a spacious and fully enclosed rear garden.

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DESCRIPTION.

The home is approached via a small front garden space which leads to the front door. You enter the home into a light and airy entrance hall with Victorian style tiled flooring and high ceilings, which leads through to the lounge, dining room and kitchen.

The lounge is a spacious room with bay window to the front, overlooking the front garden and features a fireplace with surround. This room is a naturally light space with ample space for furniture. The dining room is another good size room and is naturally light, with sliding doors leading out into the rear garden and, similarly to the lounge, offers plenty of space for large furnishings. To the back of the property is the kitchen which would benefit from a degree of updating but is well equipped with a range of wall and base units, inset sink and space for freestanding appliances and a small dining table and chairs.

On the first floor, there are two large double rooms and a generous size third bedroom with space for a double bed and furniture, in addition to the family bathroom. Bedroom one is situated to the front of the property and features a bay window.

Bedrooms two and three are to the back of the home and overlook the garden. The family bathroom offers a white three-piece suite, including a bath with shower over, a wash hand basin and WC.

OUTSIDE

To the front of the home there is a small, enclosed garden area with side access which leads to the enclosed rear garden. The rear garden is an impressive spacious and private area, with a large lawn, bordered by fencing and a stone wall. To the left-hand side, there is a good size vegetable patch. There is space for a large lean-to shed to the side of the house.

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. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

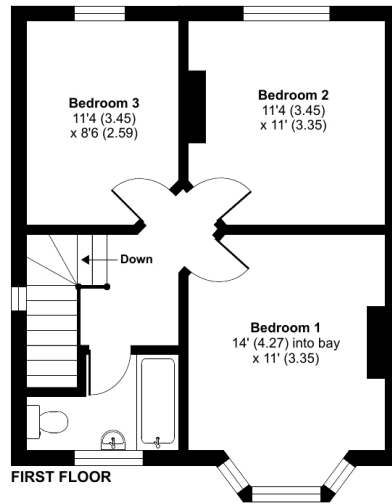
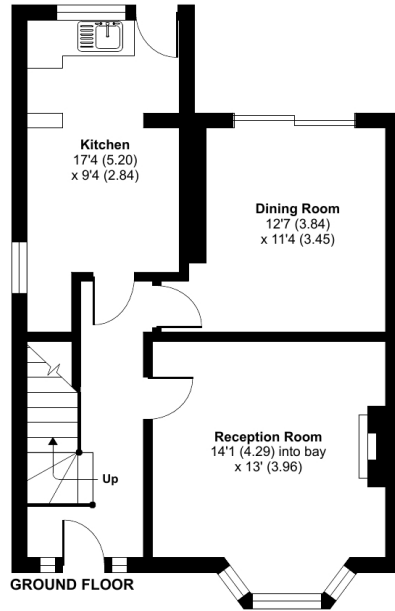




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Approximate Area = 1025 sq ft / 95.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 910368



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