

38 Victoria Road, Frome, BA11 1RR

COOPER
AND
TANNER



OIEO £445,000 Freehold

An exciting opportunity to purchase a beautiful, three-bedroom, family home set on the highly sought-after Victoria Road. Viewings are highly recommended.

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DESCRIPTION

38 Victoria Road is a pretty and spacious, mid terraced home, set in a desirable part of Frome. Offering three double bedrooms, a private enclosed rear garden and off-street parking, viewings are highly recommended.

As you enter through the front door you are greeted by a spacious and welcoming entrance hall, which is ideal for storing coats and boots. From here you have access to all the downstairs living spaces and a set of stairs will lead to the first and second floor accommodation. To the right-hand side of the hallway and at the front of the property you have the living room, which has plenty of natural light thanks to the bay window and the working Jetmaster log burner, giving the room that extra traditional feature. At the end of the hallway is the dining room, which is a generous size and is perfect for entertaining with friends or enjoying time with the family. At the rear of the ground floor, you have the kitchen which has plenty of natural light thanks to the three large sky lights. The kitchen is a good size and has a range of wall and base units, an integrated fridge/freezer, space for a washing machine, dishwasher and an oven with a four-ring gas hob. There is a peninsula bar which gives the kitchen more countertop workspace. There is also a downstairs W/C, and a set of doors out to the rear garden.

On the first floor you are greeted by a spacious landing and from here you have access to two of the three bedrooms and the family bathroom. A set of stairs will lead to the third bedroom on the second floor. One of the bedrooms can be found at the front of the property and is a good-sized double, there is also space for a wardrobe and a chest of drawers. The second bedroom on this floor is found at the rear of the home and is also a good-sized double, with space for a wardrobe and enjoys views of the rear

garden. The family bathroom has a fitted three-piece white suite, including a shower over the bath, a W/C and a basin.

On the second floor you are greeted by the third and main bedroom, with plenty of natural light thanks to the large Velux window, this bedroom is a good size and has space for a wardrobe, a double bed and has the added benefit of eaves storage.

OUTSIDE

Outside the garden is mainly laid to lawn, however there is a good-sized bricked patio area at the immediate rear, which is perfect for entertaining on summer evenings with friends and family. There is a wide variety of trees and plants in the borders.

At the rear of the garden and to the right-hand side of the property there is a further bricked patio area which creates a perfect spot to enjoy some alone time. There is a rear gate that will lead to the property's parking space. The garage has been half converted into a very useful office space which could be carried on for any potential buyers or could be returned to a garage. The rear half of the garage is currently being used as storage.

ADDITIONAL INFORMATION

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

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.



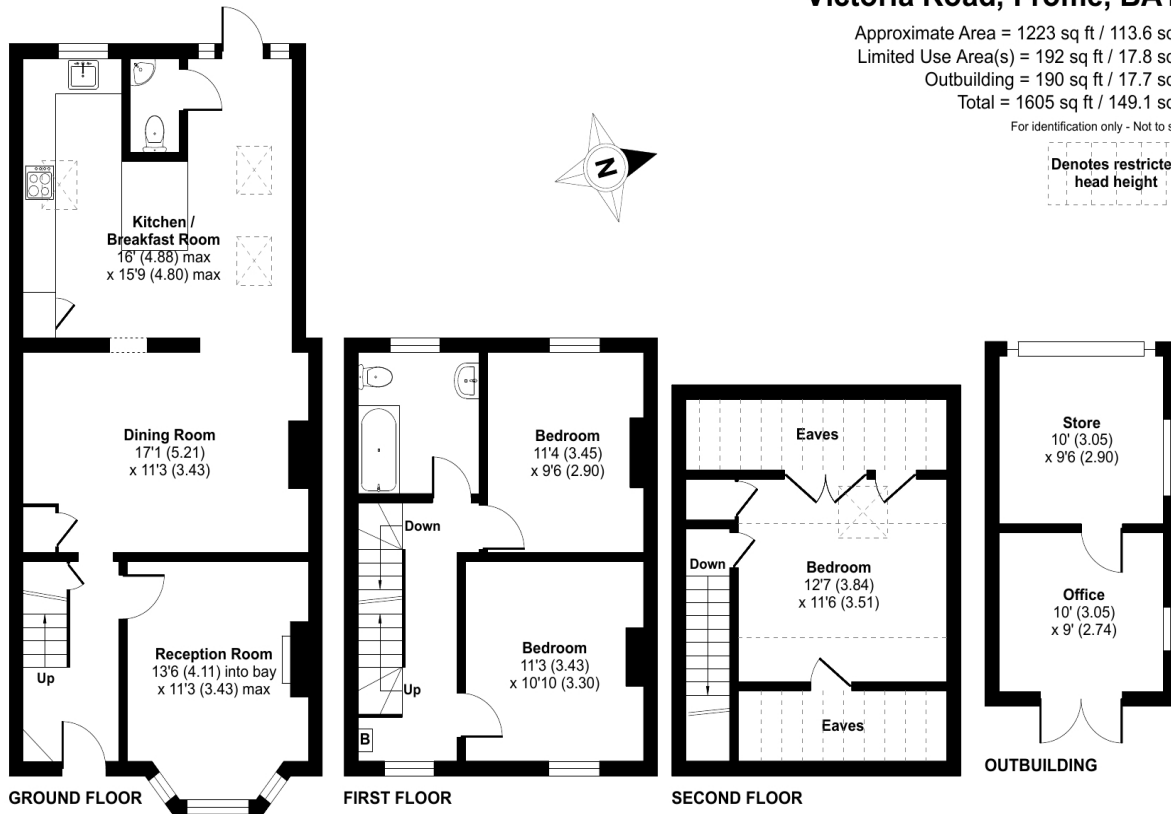


Victoria Road, Frome, BA11

Approximate Area = 1223 sq ft / 113.6 sq m
 Limited Use Area(s) = 192 sq ft / 17.8 sq m
 Outbuilding = 190 sq ft / 17.7 sq m
 Total = 1605 sq ft / 149.1 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1150027



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