

15 Lavender Court,

Frome, BA11 2UE

COOPER
AND
TANNER



£235,000 Freehold

Lavender Court is an attractive, modern mid-terraced property that offers excellent value for money. Situated on a quiet lane with views across open green spaces, neutrally decorated throughout and ready to move into, this property is offered chain free.

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DESCRIPTION

You enter the bright and airy living room, ready for a new occupant to make it their own. There is a large under stairs cupboard for storage. The eat-in kitchen has a range of white wall and base units, an electric hob and oven and solid wood worktop. There is a solid wood breakfast bar and door directly out onto the south facing garden, which provides ample space for entertaining in the summer months, set mostly to lawn with a patio section. The garden is also fully enclosed, with a rear gate, and backs onto a nature strip and the playing fields beyond.

Upstairs there are 2 double bedrooms, one with built-in wardrobe, a wide landing and a neutral family bathroom with 3-piece suite with shower over the bath and built-in storage.

AGENT'S NOTE

This is a really lovely home, not overlooked and in a peaceful neighbourhood.

OUTSIDE

There is a small garden to the front of the property, currently paved with gravel. It also has a separate garage and designated parking space. Early viewing recommended as we believe this will be very popular.

ADDITIONAL INFORMATION

Gas fired central heating. Mains electricity, gas, water 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.





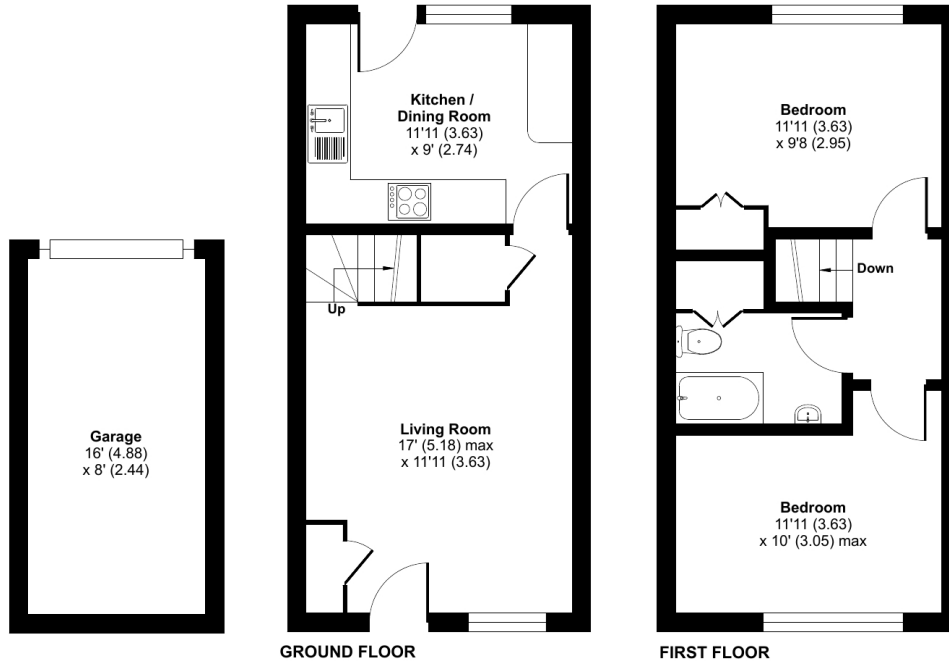
Lavender Court, Frome, BA11

Approximate Area = 636 sq ft / 59 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 764 sq ft / 71 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). © richcom 2024. Produced for Cooper and Tanner. REF: 1125571



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