

# 6 Berkley Road,

Frome, BA11 2ED

COOPER  
AND  
TANNER



## Offers in Excess of £450,000 Freehold

A handsome 1930s semi-detached home on the popular Berkley Road, offering generous parking, a large south-east facing garden and exciting potential for modernisation and extension (subject to planning).

# 6 Berkley Road, Frome, BA11 2ED

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## OIEO £450,000 Freehold

### DESCRIPTION

Occupying a prominent position on Berkley Road, this attractive three-bedroom home boasts a charming façade with red brick to the lower elevation and classic pebble dash above. A double bay window on both floors, coupled with a distinctive circular side window, lend a characterful and welcoming presence.

To the front and rear of the property is extensive gravelled parking, ideal for multiple vehicles. Entry is via an inset porch leading into a bright and spacious hallway. The ground floor accommodation comprises a front-facing sitting room with bay window, a rear dining room with sliding doors opening out to the large south-east facing garden, and a well-presented kitchen fitted with a range of white wall and base units and a useful breakfast bar. Beyond the kitchen, a small corridor provides access to a downstairs WC and the rear garden.

Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom is a generous double to the front, complete with bay window. A second spacious double overlooks the rear garden, while a good-sized single room sits at the front. The family bathroom is positioned to the rear.

### OUTSIDE

The rear garden is a notable feature, well-sized and predominantly laid to lawn, with established planting to the borders and mature hedging offering privacy and

greenery. While the home is well cared for, it would now benefit from some modernisation and presents an excellent opportunity to extend, either to the side or rear, subject to the usual consents.

### ADDITIONAL INFORMATION

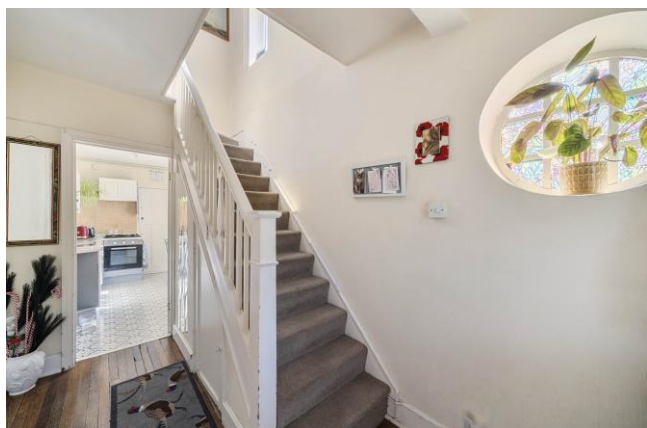
Gas and electric heating. All mains services are connected.

### LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.



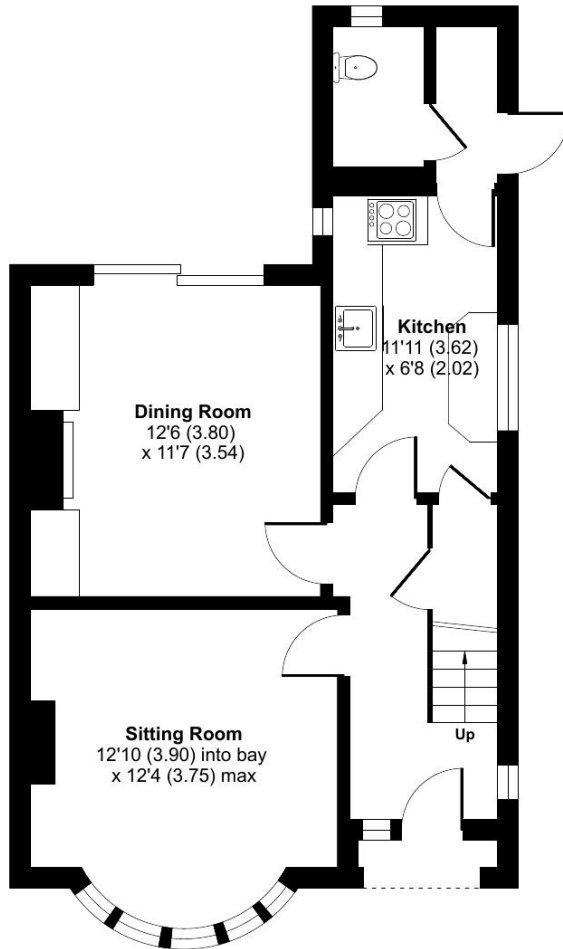




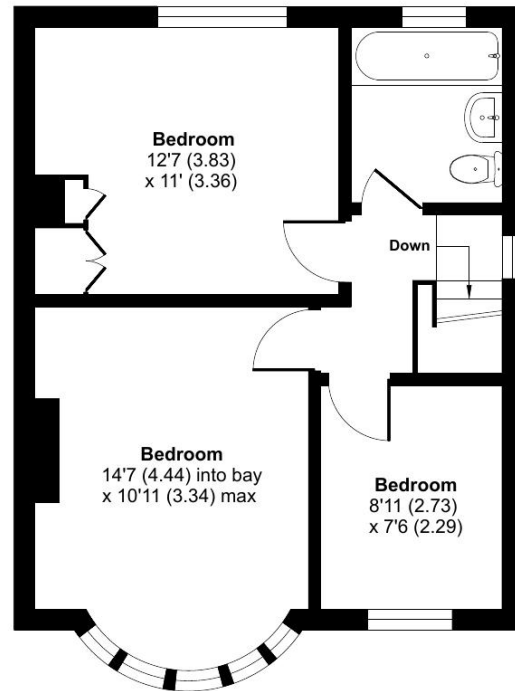
# Berkley Road, Frome, BA11

Approximate Area = 955 sq ft / 88.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Cooper and Tanner. REF: 1294819



## FROME OFFICE

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