

2 Critchill Road,

Frome, BA11 4HA

COOPER
AND
TANNER



OIRO £380,000 Freehold

Detached and enjoying an excellent plot with gardens, a garage and parking, this spacious and light chalet bungalow enjoys an excellent location with easy access to local amenities. No onward chain.

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DESCRIPTION

The bungalow is situated in the popular Critchill area of Frome, close to Sainsbury's Supermarket and other stores. It's conveniently located on a frequent bus route into the town centre.

The accommodation throughout is spacious and naturally light. The front door opens into an entrance hall which features beautiful parquet flooring and provides access to all ground floor accommodation and the staircase leading to the first floor. The living room is a great size, spanning the full depth of the home and enjoying dual aspect windows and doors with access onto the gardens. A fireplace provides an excellent focal point for the room.

The kitchen is light and airy, well-appointed and includes a range of wall and base units, room for appliances and a door leading onto the beautiful back gardens.

There are three bedrooms on the ground floor, two of which are doubles and a large single. There is also a separate shower room/W.C.

On the first floor there is a study and another room that offers good storage and could suit a number of uses.

OUTSIDE

To the side of the house is driveway parking for multiple vehicles in addition to the single garage which is over 20 ft long.

The gardens lie to the front and the rear of the property and have been wonderfully cared for over the years and include a large patio/seating area adjoining the back of the property, areas of level lawn, a pond and a variety of mature plants and shrubs.

AGENT'S NOTE

'We have been advised that the property has historically suffered from subsidence. Further details on this can be found within our Material Information Report online, under the 'Virtual Tours' tab. Alternatively, please contact the agents for further information. Please note that we have documentation advising that the subsidence is non-progressive.'

ADDITIONAL INFORMATION

Gas fired central heating. All mains services are 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. The local railway station connects at Westbury for London Paddington.





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Approximate Area = 1103 sq ft / 102.4 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

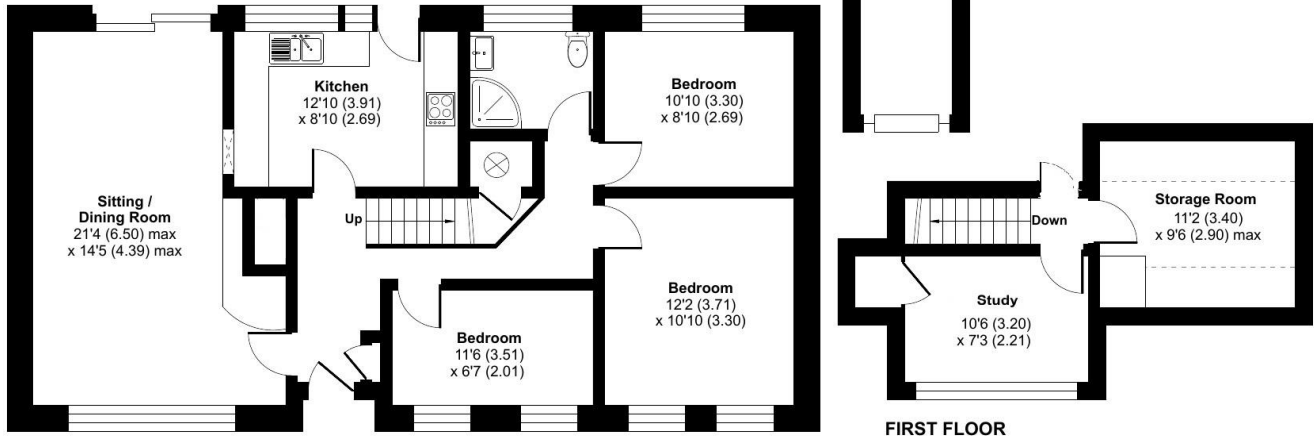
Garage = 112 sq ft / 10.4 sq m

Total = 1260 sq ft / 117 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1165888



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