

# 48 Milk Street,

Frome, BA11 3DB

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TANNER



Offers Over £300,000 Freehold

 2  2  1 EPC D

#### Description

A wonderful investment opportunity or ideal first time buy, set on the ever desired and central positioned Milk Street within Frome, which forms part of Frome's historic conservation area, is this handsome two double bedroom stone built, three storey character cottage providing generous downstairs living accommodation and a landscaped rear garden.

The home's internal accommodation provides a 14ft lounge, modern installed kitchen, dining room, two generous bedrooms including loft room and four-piece bathroom suite. The lounge to the front is a generous size room offering ample space for all lounge furnishings, whilst enjoying lots of natural light with the window looking onto the front and a wood burner taking centre stage. The modern installed kitchen comprises of a range of base and wall mounted cabinets, integrated oven and fitted hob with extractor hood overhead, stainless steel sink inset into the modern red gloss finish worktop and a window looking onto the garden. The dining room conveniently adjoins the kitchen and has room for a good size dining table and chairs.

Making your way to the first floor the master bedroom is a great size room to the front and has space for large bedroom furnishings. The four-piece bathroom which comprises of a fitted walk-in shower unit, wash hand basin, fitted bath and W.C is also located on this floor. The third floor offers a fantastic 16ft double size loft bedroom with character feature ceiling beams, built in storage cupboards and is finished with two skylight style windows.

Externally the property enjoys a beautiful and landscaped rear garden which is mainly laid to lawn. There is a handy seating area with a range of mature trees, with the further garden mainly laid to lawn. There is also space for an outside garden shed.

## Milk Street, Frome, BA11

Approximate Area = 929 sq ft / 86.3 sq m

Limited Use Area(s) = 45 sq ft / 4.2 sq m

Total = 974 sq ft / 90.5 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). © nichecom 2022. Produced for Cooper and Tanner. REF: 839240



### Features

- A handsome three-storey stone-built cottage
- Modern fitted light and airy kitchen
- Large lounge
- Separate dining room
- Two double bedrooms including loft room
- Four-piece family bathroom
- Easy to maintain landscaped garden



### Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

### FROME OFFICE

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