

22 Broadway,

Frome, BA11 3HA

COOPER
AND
TANNER



£375,000 Freehold

An exciting opportunity to purchase a well-proportioned three-bedroom home, close to the centre of Frome and with a large garden. Offered with no onward chain and viewings are highly recommended.

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£375,000 Freehold

DESCRIPTION.

22 Broadway is a well-proportioned three-bedroom, semi-detached home, located close to the centre of Frome, with a very spacious and southerly facing garden. There is no onward chain and viewings are highly recommended.

As you enter through the front door you are greeted by an entrance hall, from here you have access to all the downstairs living space. Stairs lead to the first-floor accommodation. On the right hand side of the hallway and located at the front of the property is a well-lit dining room, with a traditional fireplace acting as the main focal point of the room. There is space to fit a good-sized family dining table and chairs, creating a great space to entertain with friends and family.

At the end of the hallway and to the right-hand side is the main living room, which is generous in size and has plenty of natural light, thanks to the large sliding door that leads onto a very spacious garden. There is also another traditional fireplace which adds to some of the traditional features in the home.

At the end of the hallway and located at the rear of the home you have the kitchen. The kitchen has a range of wall and base units, space for a washing machine, integrated oven and four ring electric hob. You also have a very useful pantry under the stairs.

On the first floor you are welcomed by a good-sized landing and from here you have access to all three of the bedrooms, two of which are doubles and a good-sized single can be found at the rear of the home, but could easily be transformed into a home office if required.

The family bathroom can be found at the front of the property, and is fitted with a three-piece white suite.

OUTSIDE

The garden is mainly laid to lawn with a variety of borders, shrubs and trees. There is a patioed area as well which is perfect for al-fresco dining with family and friends. Towards the end of the garden, there is plenty of space for a greenhouse and a vegetable patch. There is a sizeable garden shed which is perfect for storing all your gardening tools.

ADDITIONAL INFORMATION

Gas 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.

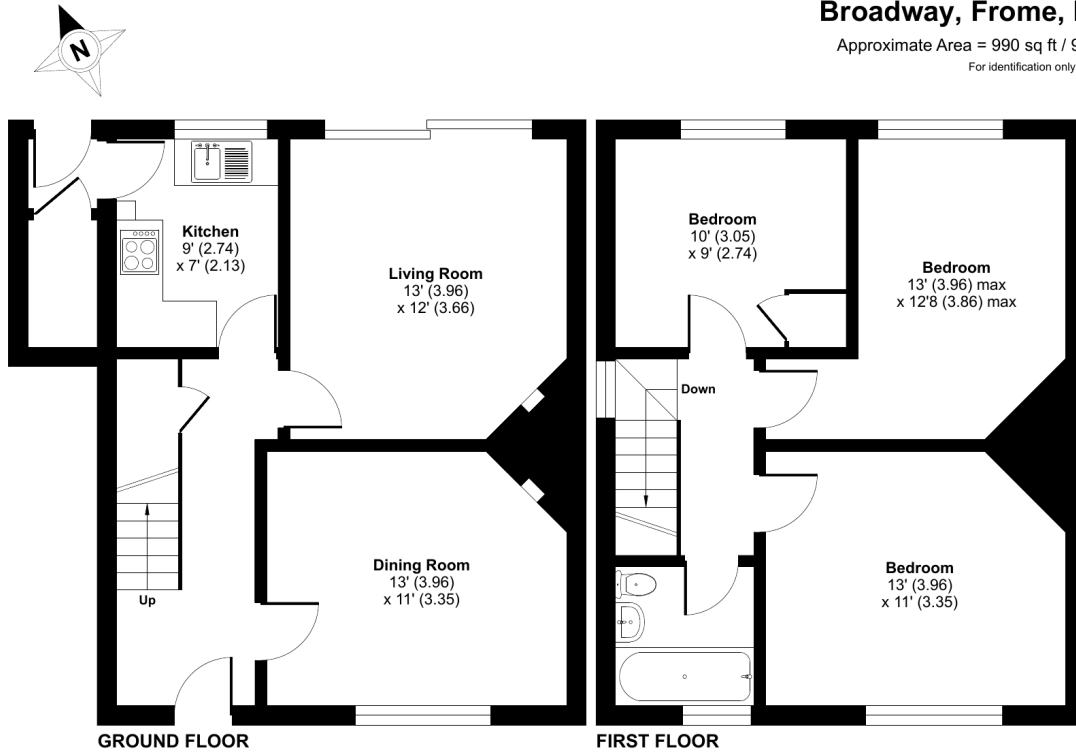




Broadway, Frome, BA11

Approximate Area = 990 sq ft / 91.9 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: 1130783



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