

23 Delmore Road,

Frome, BA11 4EG

COOPER
AND
TANNER



Guide £415,000 - £425,000 Freehold

A spacious semi-detached family size house with wonderful large gardens in a great location a five-minute stroll of Victoria Park.

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 4  2  2 EPC C

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DESCRIPTION

23 Delmore Road is a spacious family house with driveway parking for multiple vehicles and wonderful large south facing gardens.

The accommodation includes a spacious and handy entrance porch leading into the main entrance hall. Spanning the full depth of this impressive home, the living/dining room is an excellent size and full of natural light via the dual aspect windows.

The kitchen includes a range of units, integrated oven/hob, views across the gardens and access through to the utility room and downstairs w.c.

On the first floor there are four bedrooms and a family bathroom. The master is a brilliant size and enjoys an en-suite shower room.

OUTSIDE

To the front of the house there is driveway parking for multiple vehicles.

The south facing gardens predominantly lie to the rear and are laid to level lawn, perfect for anybody with children and pets.

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.

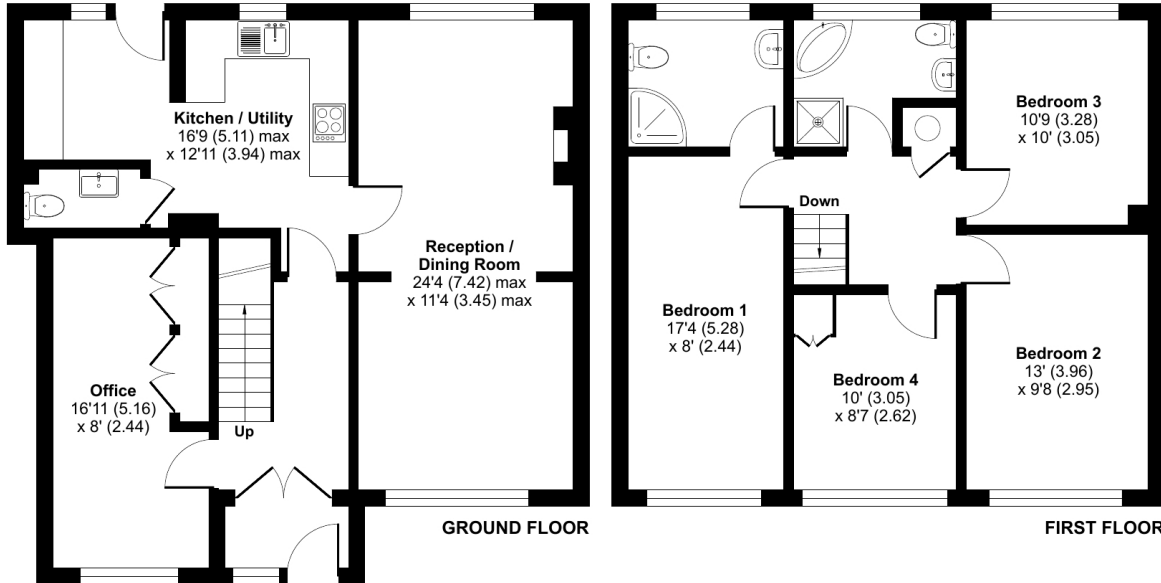




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Approximate Area = 1361 sq ft / 126.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Cooper and Tanner. REF: 1047136



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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