

# 16 Beechwood Ave,

Frome, BA11 2AX

COOPER  
AND  
TANNER



**£375,000 Freehold**

16 Beechwood Avenue is a delightful two-bedroom semi-detached property set on a tree-lined street in one of Frome's most sought-after residential areas. Boasting timeless period features, spacious living areas, and an inviting garden, this home offers both comfort and character, perfect for those seeking a classic property with room to add their personal touch.

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## DESCRIPTION

16 Beechwood Avenue is an impressive house with the most incredible gardens, set on a sought after and tree-lined street within a ten-minute stroll of the Town Centre.

The accommodation throughout is well proportioned and naturally light. The front door opens into an entrance hall with access to the sitting room and stairs rising to the first floor. The sitting room is a good size and includes an attractive fireplace which takes centre stage. The kitchen/dining room is an excellent, open planned, light and airy space which is the perfect configuration for entertaining. With natural light spilling in from the sun room, there are a range of wall and base units, room for appliances, room for a table and chairs and views across the beautiful back gardens. The sun room is a tremendous addition to the ground floor, providing a further reception space which looks across and has access onto the landscaped gardens.

On the first floor there are two double bedrooms and a bathroom. The master bedroom includes fitted wardrobe space.

## OUTSIDE

To the front of the house there is a small, pretty, enclosed garden with a driveway to the side. Side access leads to the single garage and the back gardens. The back gardens are a great size and include an extensive level lawn, a circular patio/seating area and a variety of mature plants and bushes.

## ADDITIONAL INFORMATION

Mains gas central heating.  
All mains services are connected.

## LOCATION

Beechwood Avenue is a very sought after, peaceful, tree-lined and convenient part of the Town. 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.





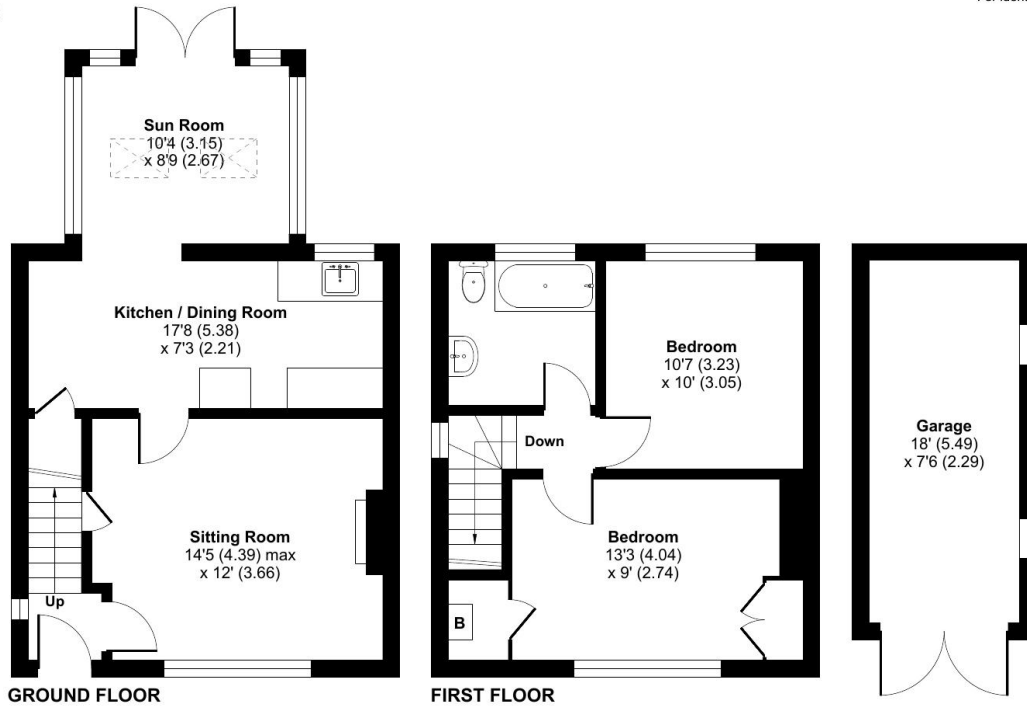
# Beechwood Avenue, Frome, BA11

Approximate Area = 800 sq ft / 74.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 935 sq ft / 86.8 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). ©nlcheom 2024.  
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## FROME OFFICE

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