

# 136 Rodden Road, Frome, BA11 2AW



## Offers in Excess of £355,000 Freehold

Located on the popular Rodden Road, this two bed mid terraced home is perfect for those who are looking to get onto the property ladder. Finished to a good standard throughout and with a generously sized garden, this property is not one to be missed.

# 136, Rodden Road, Frome, BA11 2AW.

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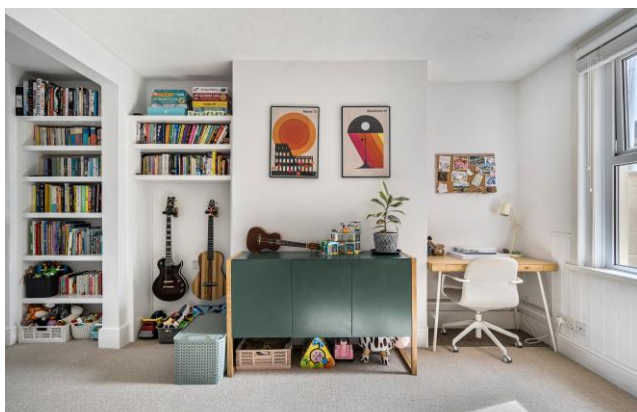
## Offers in Excess of £355,000 Freehold

### DESCRIPTION

136 Rodden is a deceivably spacious house which has been finished to a great standard throughout. Set on a sought after road, the property is within a 10 minute stroll of the Town Centre and close to beautiful walk around Rodden Meadows.

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 and modern gas fireplace which takes centre stage. There is a formal dining room with leads through to a kitchen/breakfast room which is an excellent, open plan, light and airy space which is the perfect configuration for entertaining or enjoying time with the family. With natural light spilling in from the rear, there are a good range of base and wall units, built-in appliances, room for a table and chairs and views across the beautiful back gardens.

On the first floor there are two double bedrooms and a bathroom, both of the bedrooms are naturally light and spacious. The master bedroom has space for wardrobes and storage. There may be potential to extend into the loft, subject to the usual consents.



### OUTSIDE

To the front of the house there is a small, pretty, enclosed garden which has been laid to patio. The back gardens are a great size and include an extensive level lawn, a patio/seating area and a variety of mature plants and bushes.

### ADDITIONAL INFORMATION

Mains electricity, water, drainage and gas are supplied.

### LOCATION

Rodden Road is a very sought after 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.



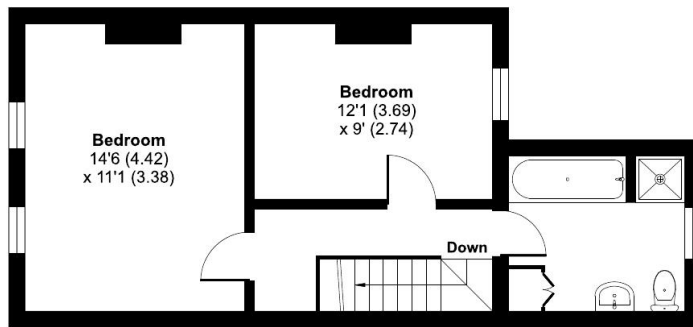




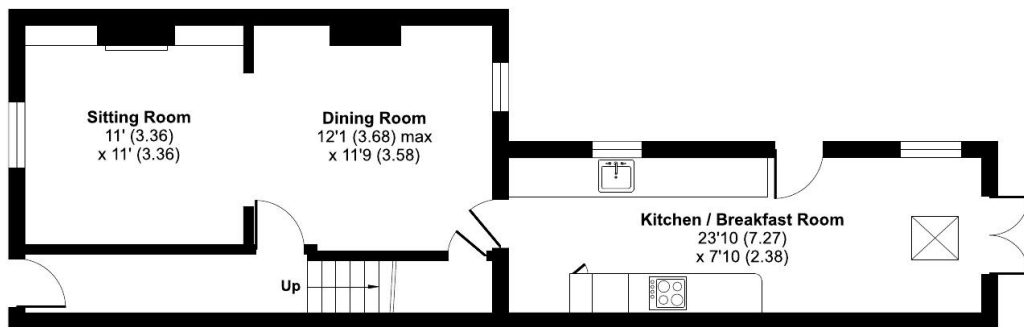
## Rodden Road, Frome, BA11

Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1343126

