

85 Broadway,

Frome, BA11 3HD

COOPER
AND
TANNER



Offers over £259,700 Freehold

An immaculately presented three-bedroom semi-detached family home with a generously sized and fully enclosed rear garden.

85 Broadway, Frome, BA11 3HD

 3  1  1 EPC C

Offers over £259,700 Freehold

DESCRIPTION

A well-presented family home with great gardens in a popular part of Frome.

You enter the home to the front into an entrance hallway where there is access through to the lounge and stairs that rise up to the first floor.

The lounge is a wonderful social space, with ample room for plenty of furniture. From the lounge, there is a doorway leading through into the kitchen/diner which is a very generous size and offers a range of cream wall and base units, in addition to an abundance of worktop space and inset sink. There is space for freestanding appliances and space for a dining table and chairs. A window overlooks the rear garden, and a door leads outside. From the kitchen/diner, there is access to the family bathroom on the ground floor which offers WC, bathtub and hand basin.

On the first floor, there are two double bedrooms and one single bedroom. Bedroom one is to the front of the property and is naturally light with two built in wardrobes and further space for additional items of furniture. There is an alcove, perfect for a vanity unit or a further built-in or freestanding wardrobe.

Bedroom two is also a good size double room with a built-in cupboard and a large window which overlooks the enclosed rear garden. Bedroom three is a single room, ideal for guests, as a nursery or a home office.

OUTSIDE

To the front of the home there is a large lawned area which is a great addition to the property but could also be converted into driveway parking subject to the necessary consents, if required by the purchaser/s. To the rear of the home, there is a low maintenance and fully enclosed rear garden with shed to the back. The rear garden is predominantly patio however there is a decked seating area to the side. A gate leads out from the back of the garden.

ADDITIONAL INFORMATION

Mains electricity, gas, water and drainage are connected. Gas central heating.

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.

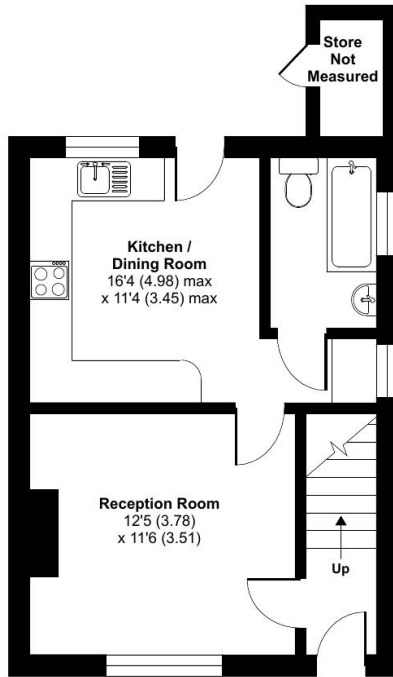




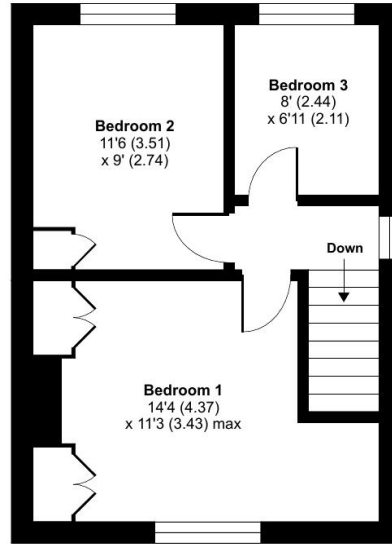
Broadway, Frome, BA11

Approximate Area = 762 sq ft / 70.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 943619



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

