

# 14 Avenue Road,

Frome, BA11 1RP

COOPER  
AND  
TANNER



OIRO £375,000 Freehold

14 Avenue Road is an attractive, period, mid terraced home in a popular location and within a 5-minute stroll of the Train Station and a 15-minute stroll of the Town Centre. The house is offered for sale with no onward chain.

# 14 Avenue Road, Frome, BA11 1RP

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OIRO £375,000 Freehold

## DESCRIPTION

14 Avenue Road is an attractive, period, mid-terraced house in a very popular part of Frome.

The accommodation throughout the house enjoys great proportions and good levels of natural light. The front door opens into a spacious entrance hall with doors leading to the sitting room, the dining room and stairs rise to the first floor. The living room is at the front of the home with a large window overlooking the front gardens and an arch leads through to the incredibly spacious dining area, an excellent open planned arrangement that suits family life and anybody who enjoys entertaining. Double doors spill out to the gardens and an attractive open fireplace takes centre stage.

The kitchen is positioned to the back of the house and is complete with a range of modern wall and base units and integrated appliances. There is also a door to the gardens direct from the kitchen. There is also a ground floor bathroom.

On the first floor there are three bedrooms, two large doubles and a large single. The master bedroom is particularly impressive, spacious and very light.

## OUTSIDE

To the front of the house is a pretty walled courtyard style garden with a path leading to the front door. The gardens to the rear are a good size and fully enclosed. Immediately adjoining the doors from the kitchen and the dining area is a good size patio/seating area, ideal for al-fresco dining in the warm weather. A path leads down to the rear gate, accessing the parking. To one side of the path is a level lawn whilst there are well stocked beds the other side. There is also a garden shed.

## ADDITIONAL INFORMATION

Gas and electric heating. Mains gas, water, electricity 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.







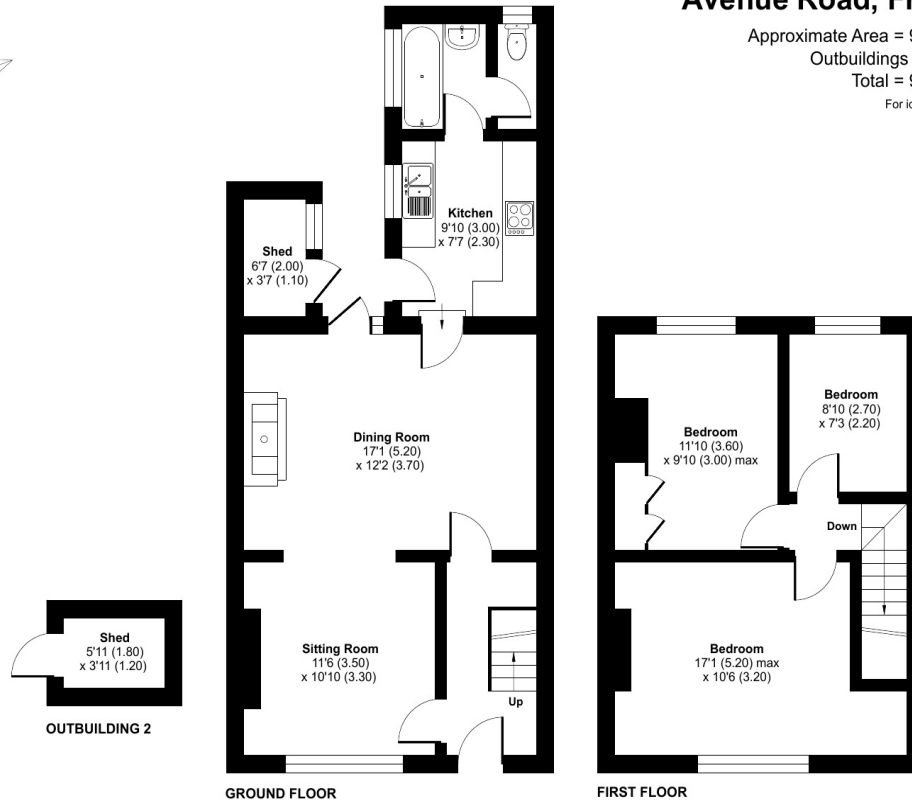
## Avenue Road, Frome, BA11

Approximate Area = 943 sq ft / 87.6 sq m

Outbuildings = 47 sq ft / 4.3 sq m

Total = 990 sq ft / 91.9 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1175483



### FROME OFFICE

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