

# 6 Wallbridge Avenue, Frome, BA11 1RL



£460,000 Freehold

Almost entirely renovated, this attractive bay fronted Victorian house enjoys the perfect combination of period features and stylish modern additions. Positioned within a popular part of Frome just a few minutes stroll of both the Train Station and Rodden Meadow.

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**£460,000 Freehold**

## DESCRIPTION

6 Wallbridge Avenue is a beautifully renovated three-bedroom Victorian House in a very sought after location.

With anthracite grey sash style windows and the original red brick facade, this house aesthetically combines old and new and is an exciting opportunity for a new owner.

The front door opens into an entrance hall which has exposed wooden floorboards under foot, something that continues through the majority of the downstairs.

To the front of the house with a wonderful large bay window, the living room includes exposed floorboards and an open fireplace.

The dining room is positioned in the centre of the house and features a door leading to the gardens, exposed wooden floorboards and a working woodburning stove.

The kitchen has been updated in recent years and offers a very stylish set of units topped with attractive white worktops. There is an integrated oven, dishwasher, four ring gas hob and extractor above. There is room for an American style fridge freezer and lots of built in storage.

To the rear is a very handy utility and storage area with plumbing for white goods and a Worcester boiler.

On the first floor is an impressive bathroom with a free standing bath and a separate double shower. There are three bedrooms, two doubles and one single, all with exposed floorboards.

## OUTSIDE

The gardens lie to the rear and are fully enclosed and child and pet friendly. Immediately beyond the house is a seating area laid to stone chippings. Two steps lead down a lawn which is bordered on one side by well stocked flower beds and there is a greenhouse in the far corner.

## ADDITIONAL INFORMATION

Mains gas central heating. All mains services are 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.

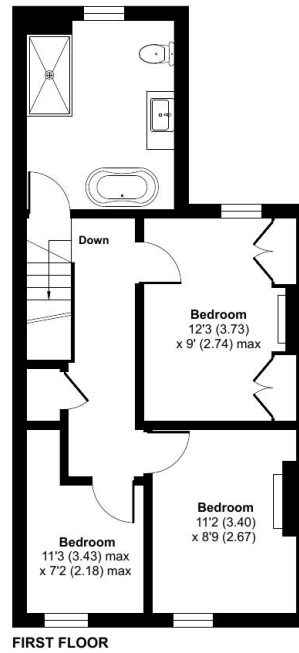
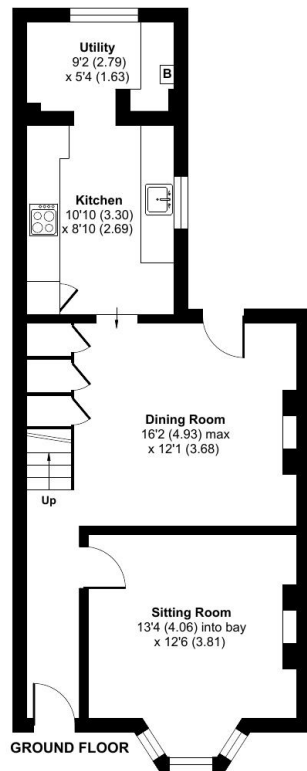




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Approximate Area = 1039 sq ft / 96.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1193199



## FROME OFFICE

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