

14 Rivers Reach,

Frome, BA11 1AQ

COOPER
AND
TANNER



£290,000 Freehold

An exciting opportunity to purchase an end of terrace home, close to the centre of Frome and within walking distance to amenities. Finished to a good standard throughout, viewings are highly recommended.

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£290,000 Freehold

DESCRIPTION

14 Rivers Reach is an attractive end of terrace home, with a low maintenance garden and a single garage, set close to the heart of Frome.

As you enter through the front door you are greeted by the hallway which is a very useful space for storing coats and boots. From here you have access to all the downstairs living space. A set of stairs lead to the first-floor accommodation. On the ground floor and to the right-hand side of the property, you are greeted by a generously sized living room with the electric fire acting as the main focal point of the room. There is space for two good sized sofas, ideal for relaxing or entertaining with friends and family. At the rear of the property you have the kitchen which is a good size. It has a range of wall and base units, an integral oven, a four-ring gas hob and there is space for a free-standing dishwasher. A door leads to the private rear garden. There is also a light and airy dining room with double doors leading to the gardens, a wonderful arrangement for al-fresco dining.

On the first floor you are greeted by the landing and from here, you have access to all three of the bedrooms, two of which are doubles and have built in storage and the third being a generous single which could be turned into a home office with views over the rear garden.

The family bathroom is a good size and is fitted with a three-piece white suite.

OUTSIDE

The rear garden is fully enclosed and is low maintenance. There is space for a table and chairs which is perfect to enjoy the long summer evenings and there are a variety of trees and bushes providing colour throughout the year.

The garage is a good size and there is space to store a single car as well as a single parking space in front of the garage.

ADDITIONAL INFORMATION

Gas fired central heating and electric fire. Mains gas, electricity, water 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.







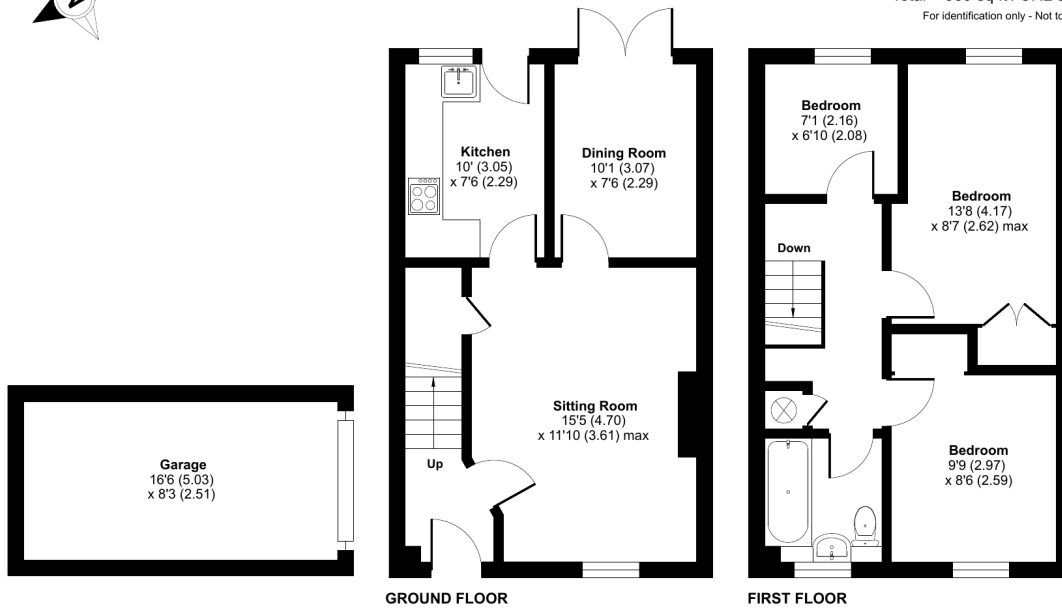
Rivers Reach, Frome, BA11

Approximate Area = 802 sq ft / 74.5 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 939 sq ft / 87.2 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). © ricshecom 2024. Produced for Cooper and Tanner. REF: 1159352



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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