

# 29 Avenue Road

Frome, BA11 1RP

COOPER  
AND  
TANNER



£350,000 Freehold

Set within this attractive terrace of red brick Victorian houses, 29 Avenue Road has been within the same family for many years and now represents an exciting opportunity for somebody to make their own. Enclosed garden and single garage. No onward chain.

# 29 Avenue Road, Frome, BA11 1RP

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**£350,000 Freehold**

## DESCRIPTION.

Set in an excellent location within a short stroll of the Town Centre and the Train Station, 29 Avenue Road is an attractive Victorian house that has been very well maintained over the years and now provides an opportunity for somebody to make their own.

The accommodation throughout the house is well proportioned and enjoys a huge amount of natural light. To the front of the house is a spacious entrance porch giving access to the front door. The front door opens into a large entrance hall with access into the two reception areas. Currently laid out in an open planned arrangement, there are windows to both the front and the back aspect, filling the whole space with light. A gas fireplace provides an excellent focal point for the room and there is plenty of space for sofas and a dining table and chairs. At the back of the house is a really good size kitchen which includes a range of wall and base units, room for appliances and with access onto the back gardens.

On the first floor there are two comfortable double bedrooms and the family bathroom.

## OUTSIDE

Externally, you are met with a pretty front garden, a lovely first impression of the home. To the rear the garden is enclosed and low maintenance with a lovely seating area and plenty of space for pots and plants.

There is access into the single garage in addition to a rear access to the lane behind.

## AGENTS NOTE

There is potential to extend into the loft subject to the relevant permissions being granted.

## 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.

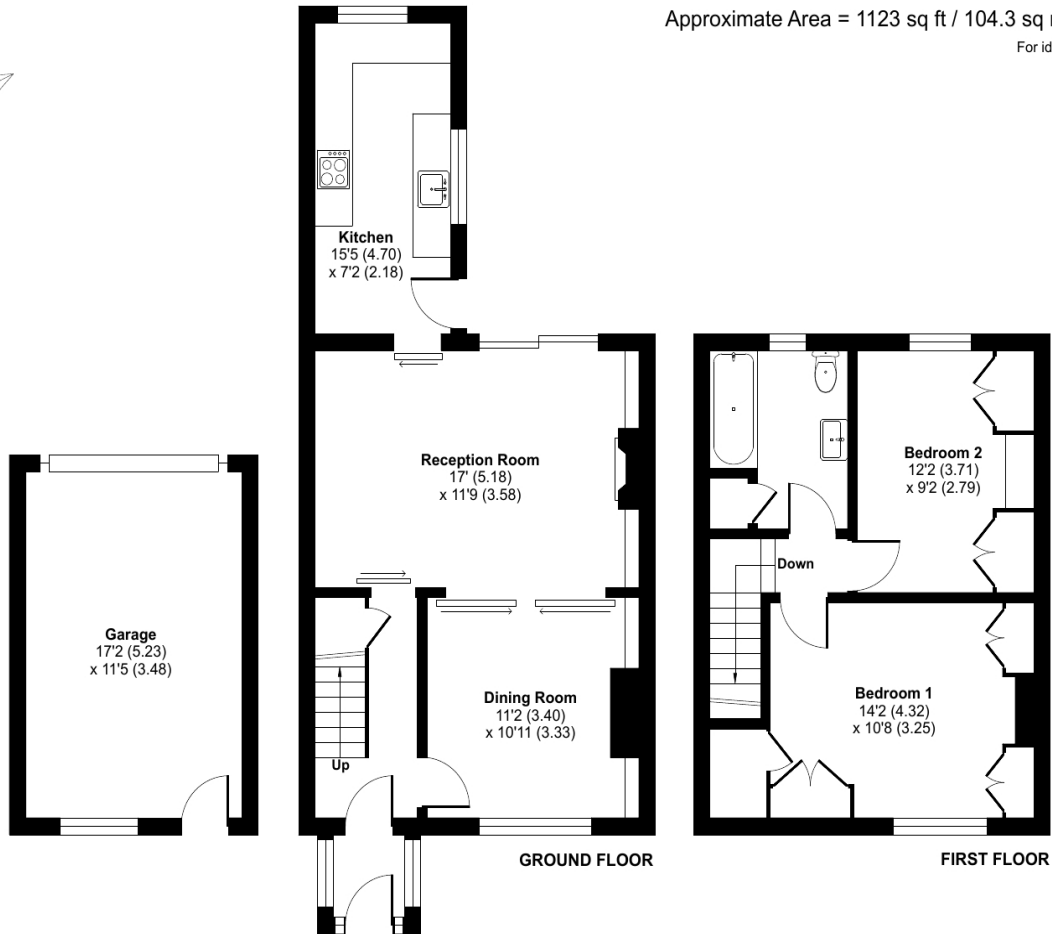




# Avenue Road, Frome, BA11

Approximate Area = 1123 sq ft / 104.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 975144

