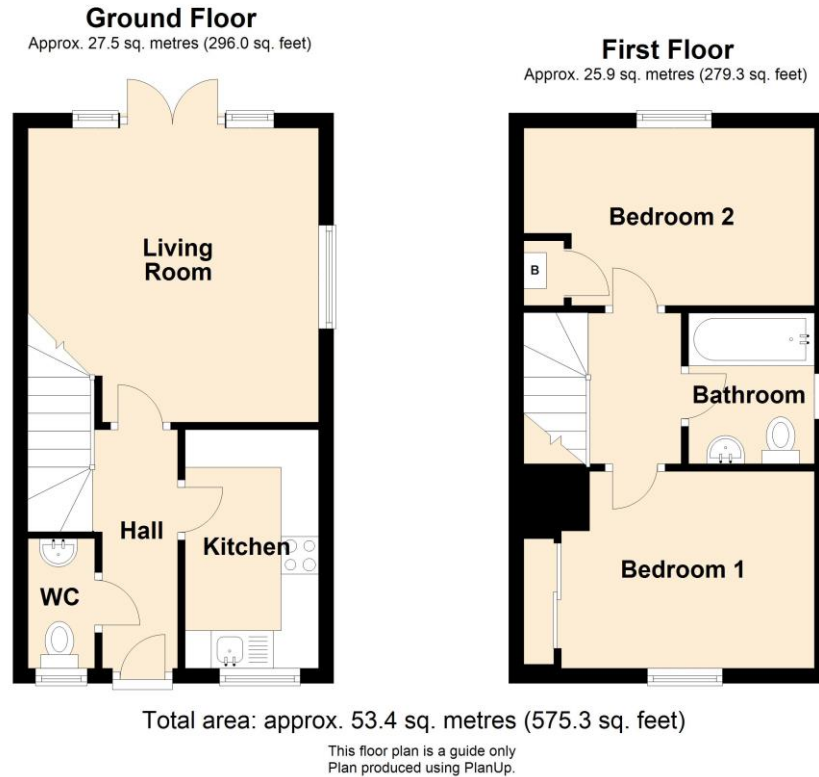




72 Great Western Street Frome BA11 1FZ

Guide Price £229,950

Nestled in the corner of a little known cul-de-sac on the popular Trinity Park, built by Bloor homes around a decade ago is this two bedroom semi-detached house. With the parking directly in front this well maintained house has the benefit of a downstairs WC, along with a fully fitted kitchen with built in appliances and a window at the front. The living/dining room has an understairs cupboard and double doors out to the rear garden. On the first floor there are two double bedrooms and the bathroom with a window! There is a gas fired central heating system with double glazed windows throughout. A Further benefit is that the property is offered for sale with no onward chain.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 575sqft Semi-Detached House
- Quiet Spot In A Small Cul-De-Sac
- Two Double Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Bathroom
- Enclosed Rear Garden
- Allocated Parking Space
- Gas Fired Central Heating & Double Glazing
- No Onward Chain

- Living/Dining Room 12' 10" (3.91m) x 12' 11" (3.94m)
- Kitchen 10' 6" (3.2m) x 5' 10" (1.78m)
- Bedroom One 12' 10" (3.91m) x 8' 7" (2.62m)
- Bedroom Two 12' 10" (3.91m) x 7' 10" (2.39m)
- Bathroom 6' 9" (2.06m) x 5' 7" (1.7m)



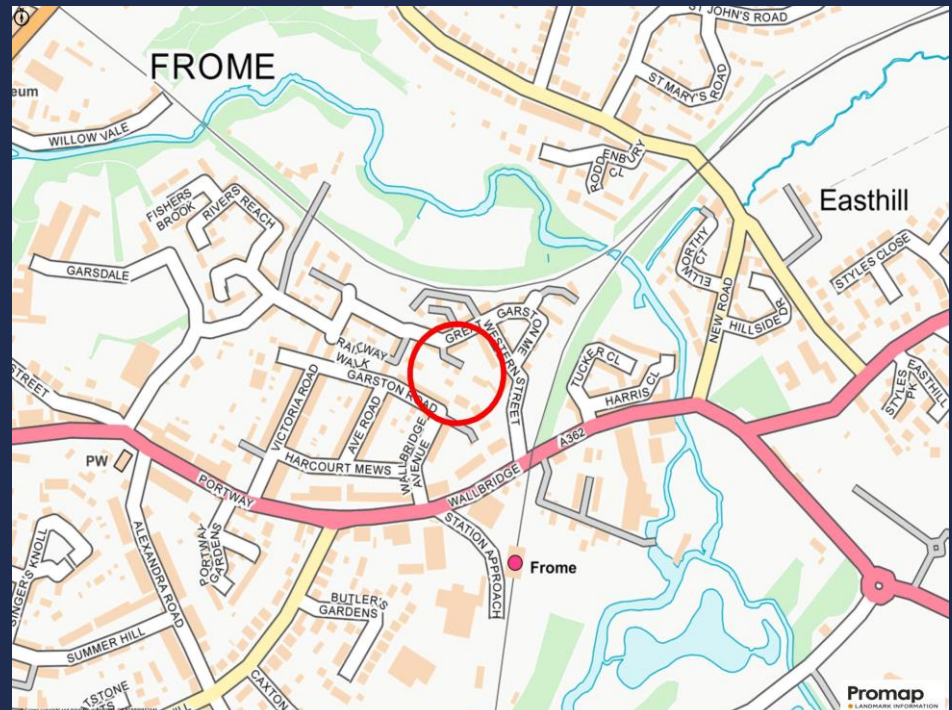
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold with an annual development charge on the estate of approximately £250 per annum.

All Services Are Connected

The Council Tax Band Is B and is charged at £1736.04 for 2023/24.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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