

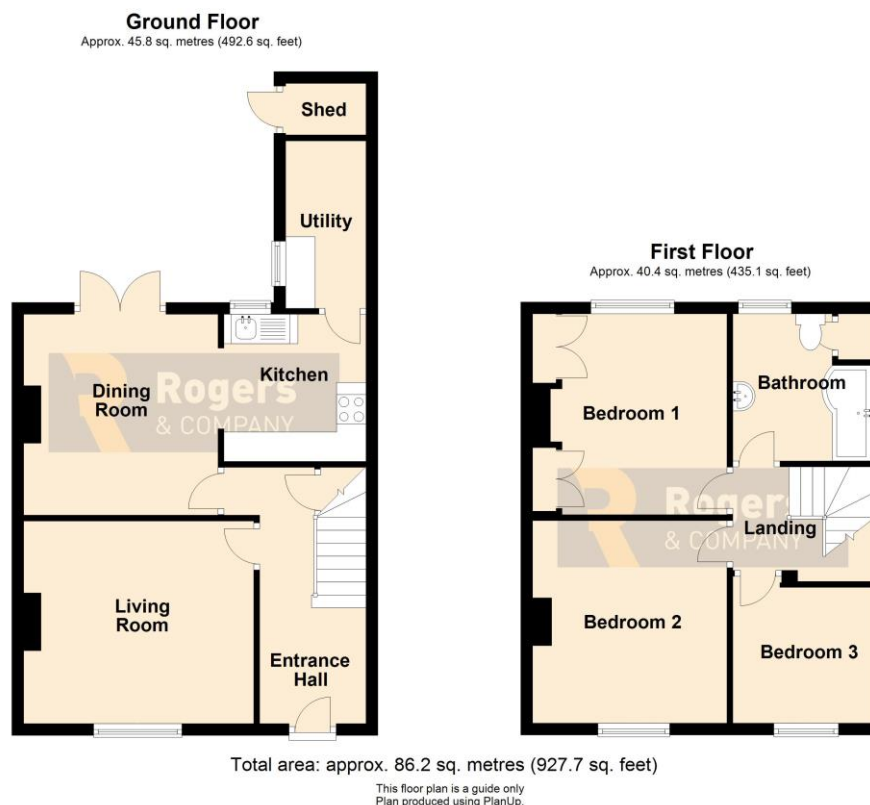




# 25 Adderwell Road Frome BA11 1NJ

Guide Price £335,000

A really pleasant late Victorian home located on a popular street within easy walking distance of the train station, with the town centre and open fields almost equidistant. With the benefit of a parking space at the front and a lovely enclosed garden at the rear. The interior has been updated in recent years with a modern gas fired combination boiler and double glazed windows throughout. The typical layout has an entrance hallway with the stairs rising to the first floor with storage underneath. The living room is at the front with a central wood burning stove. The dining room is at the rear with patio doors out to the garden with a contemporary modern kitchen and the utility room beyond. On the first floor there are three bedrooms (two doubles and one single) and a generous bathroom.



## 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.*



- 927sqft Victorian Cottage
- In Excellent Condition Throughout
- Modern Fitted Kitchen
- Utility Room
- Three Bedrooms
- Two Receptions
- First Floor Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Gas CH & Double Glazed Windows

- Living Room 12' 10" (3.91m) x 11' 3" (3.43m)
- Dining Room 11' 2" (3.4m) x 10' 6" (3.2m)
- Kitchen 8' 1" (2.46m) x 7' 10" (2.39m)
- Utility Room 9' 4" (2.84m) x 4' 6" (1.37m)
- Bedroom One 11' 3" (3.43m) x 9' 2" (2.79m)
- Bedroom Two 11' 0" (3.35m) x 10' 5" (3.18m)
- Bedroom Three 8' 0" (2.44m) x 7' 11" (2.41m)
- Bathroom 8' 0" (2.44m) x 7' 11" (2.41m)





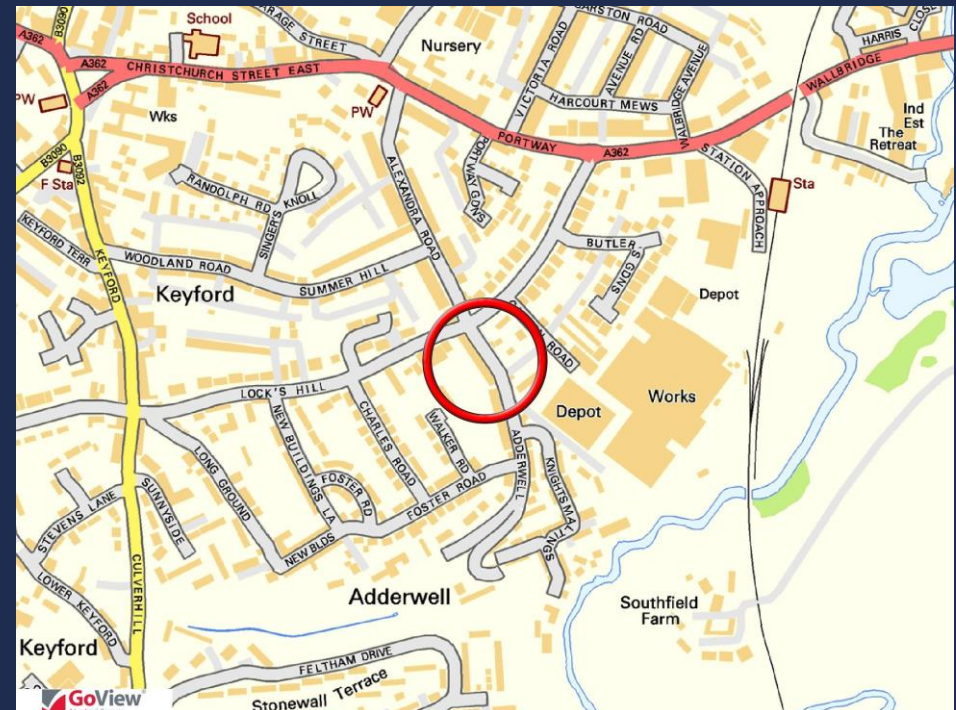
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## 25 Adderwell Road Frome BA11 1NJ

The tenure is freehold

All Main Services are connected

The Council Tax Band is B and is charged at £1,736.04 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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