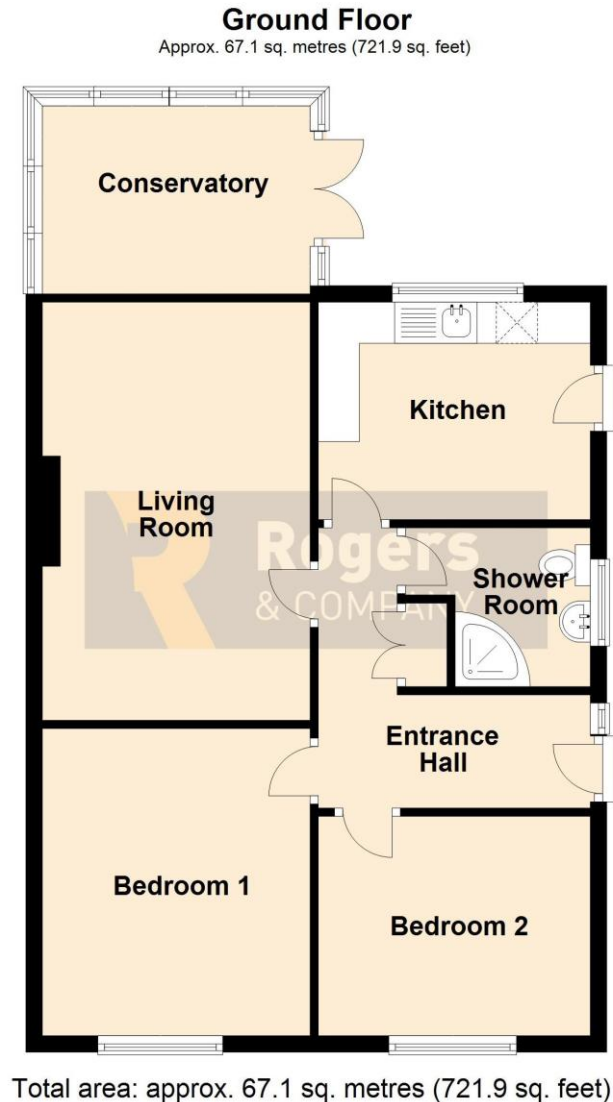




## 2 Elliott Close Frome BA11 2JL

**Guide Price £330,000**

Situated in an extremely sought after cul-de-sac, close to the town centre within a relatively level walk to the town centre (along the river pathway). The bungalow has a beautiful manicured garden that leads around three sides of the bungalow, with a garage and driveway to the side. The bungalow has a sloping pathway leading to the front door (on the side) with access into the entrance hallway with a double storage cupboard and doors into the two bedrooms at the front, and the living room and kitchen at the rear. Beyond the living room is a conservatory that overlooks the garden with its pleasant open outlook over rooftops around. The kitchen has a rear door to the garden with steps down to the rear.



This floor plan is a guide only  
Plan produced using PlanUp.

### 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.*



- 721Sqft Semi-Detached Bungalow
- Extremely Sought After Cul-De-Sac
- Close To The Town Centre
- With an Easy Walk To Town Along The River
- Two Bedrooms
- Living Room & Conservatory
- Kitchen/Breakfast Room
- Gas Fired Central Heating & Double Glazing
- Landscaped Gardens
- Single Garage & Driveway

- Living Room 16' 8" (5.08m) x 10' 8" (3.25m)
- Kitchen/Breakfast Room 10' 10" (3.3m) x 8' 9" (2.67m)
- Conservatory 9' 10" (3m) x 7' 0" (2.13m)
- Bedroom One 12' 3" (3.73m) x 10' 8" (3.25m)
- Bedroom Two 10' 10" (3.3m) x 8' 9" (2.67m)
- Shower Room 6' 4" (1.93m) x 5' 5" (1.65m)



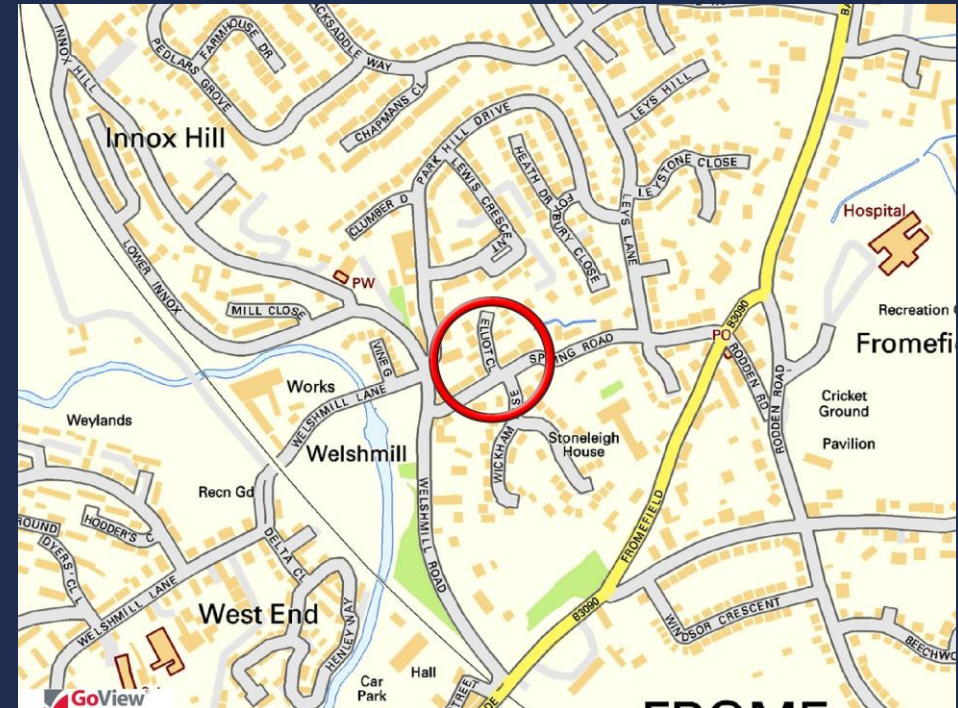


## 2 Elliott Close Frome BA11 2JL

The tenure is freehold

All Main Services are Connected

The Council Tax Band is C and is charged at £2,122.78 for 2024/25



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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