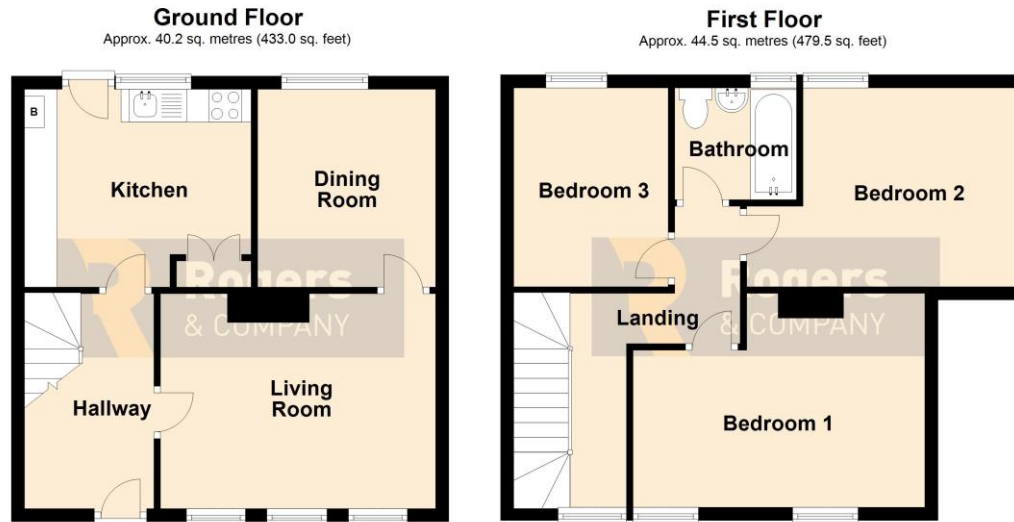




35 Queens Road
Frome
BA11 1HF

Guide Price £175,000

A spacious family home situated in a small cul-de-sac a stone's throw from Victoria Park, Badcox village and Catherine Hill. The house has a lovely light and spacious feel starting with a generous entrance hallway, a sitting room to the front with a door to the dining area the rear, alongside a fitted kitchen with access to the rear garden. Upstairs you will find two large double bedrooms, a small double and family bathroom. The house also benefits from Upvc double glazing, gas central heating (the combination boiler is only 2 years old), a pleasant and very private rear garden with two outbuildings with light and power. There is also an area of lawn to the front.



Total area: approx. 84.8 sq. metres (912.5 sq. feet)

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.



- 912Sqft Spacious Family Home
- Cornish Non-Traditional Construction
- CASH BUYERS ONLY
- Sitting Room & Dining Room
- Fitted Kitchen
- Bathroom
- Three Bedrooms, Two Large Doubles & One Small Double
- Gas Central Heating
- 2 Year Old Combination Boiler
- Private Enclosed Rear Garden & Outbuildings

- Living Room 14' 0" (4.27m) x 11' 0" (3.35m)
- Dining Room 10' 0" (3.05m) x 9' 0" (2.74m)
- Kitchen 11' 6" (3.51m) x 10' 0" (3.05m)
- Bedroom One 14' 8" (4.47m) x 8' 6" (2.59m)
- Bedroom Two 10' 10" (3.3m) x 10' 0" (3.05m)
- Bedroom Three 10' 0" (3.05m) x 7' 8" (2.34m)
- Bathroom 6' 11" (2.11m) x 5' 9" (1.75m)



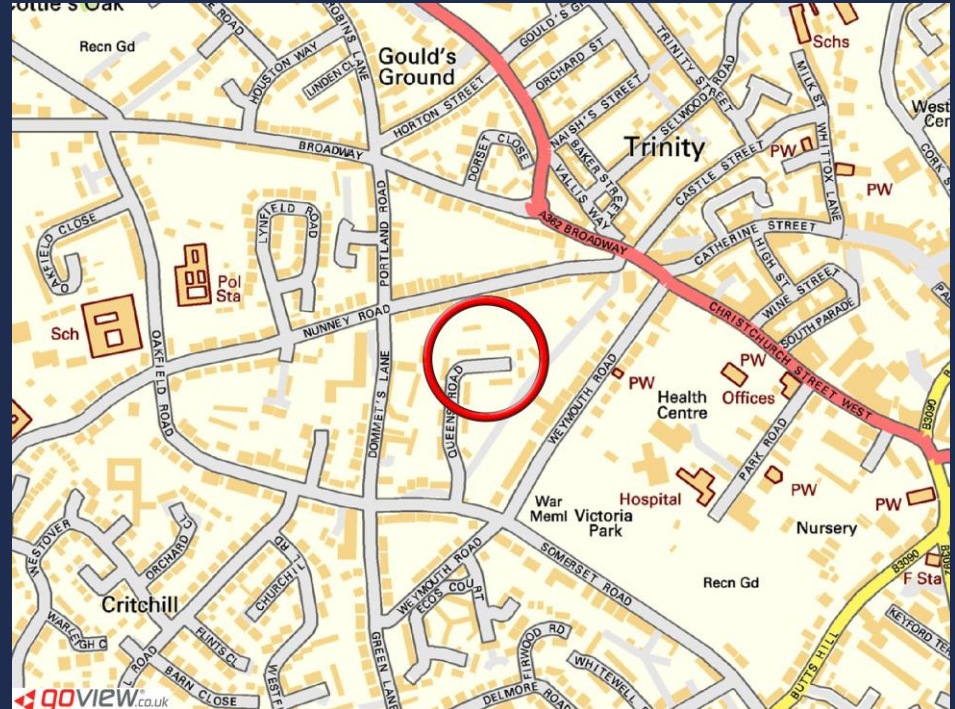


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The tenure is freehold

All main services are connected.

The council tax is a band A and charged at £1592.08 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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