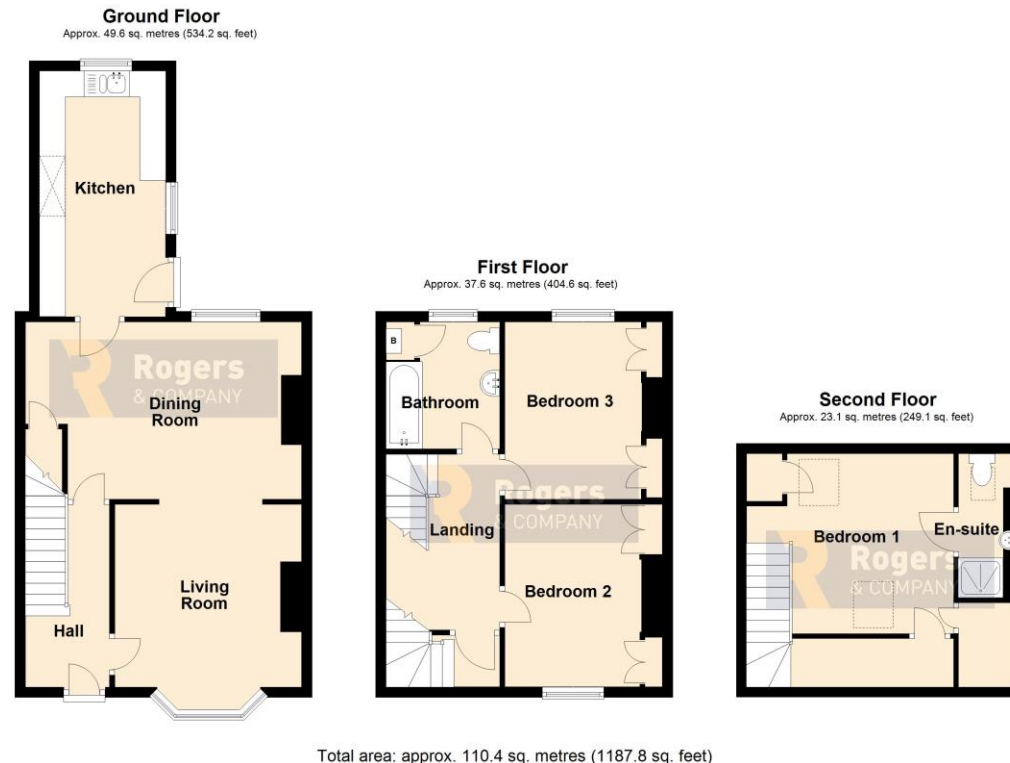




42 Victoria Road
Frome
BA11 1RR

Guide Price £465,000

Situated on the sought after Victoria Road, almost equidistance between the town centre and the train station. This house has been very well maintained during it's current ownership. The house has a typical turn of the 20th Century layout with an entrance hallway, bay fronted living room with an opening into the large dining room with a woodburning stove. The kitchen/breakfast room is at the rear with plenty of fitted units and space for a table. The access to the garden is from this room with a westerly facing outlook, a paved patio area and lawn leading to the detached garage and driveway parking from the neighbourly lane at the rear. The bedroom accommodation has three doubles, the main with en-suite shower room courtesy of the Attic conversion. The family bathroom is a sensible size too, with a modern white suite. The central heating runs from a gas fired combination boiler, the windows are double glazed too.



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.



- 1187 Sqft Late Victorian Family House
- Superb Sought After Street
- Yards From The Train Station
- With A Driveway & Detached Garage
- Westerly Facing Rear Garden
- Attic Conversion With Main Bedroom & En-Suite Shower Room
- With Two Further Double Bedrooms
- Two Receptions Including the Bay Fronted Living Room
- Modern Bathroom Suite
- Gas Fired Central Heating With Combination Boiler, Double Glazed Windows & Door

- Living Room 13' 4" (4.06m) x 11' 2" (3.4m)
- Dining Room 16' 10" (5.13m) x 11' 3" (3.43m)
- Kitchen/Breakfast 15' 6" (4.72m) x 8' 9" (2.67m)
- Bedroom Three 11' 2" (3.94m) x 8' 4" (2.54m)
- Bedroom Two 11' 2" (3.4m) x 10' 0" (3.05m)
- Bathroom 7' 8" (2.34m) x 7' 1" (2.16m)
- Bedroom One 13' 1" (3.99m) x 11' 5" (3.48m)
- En-Suite 8' 6" (2.59m) x 2' 11" (0.89m)
- Garage 18' 2" (5.54m) x 9' 8" (2.95m)



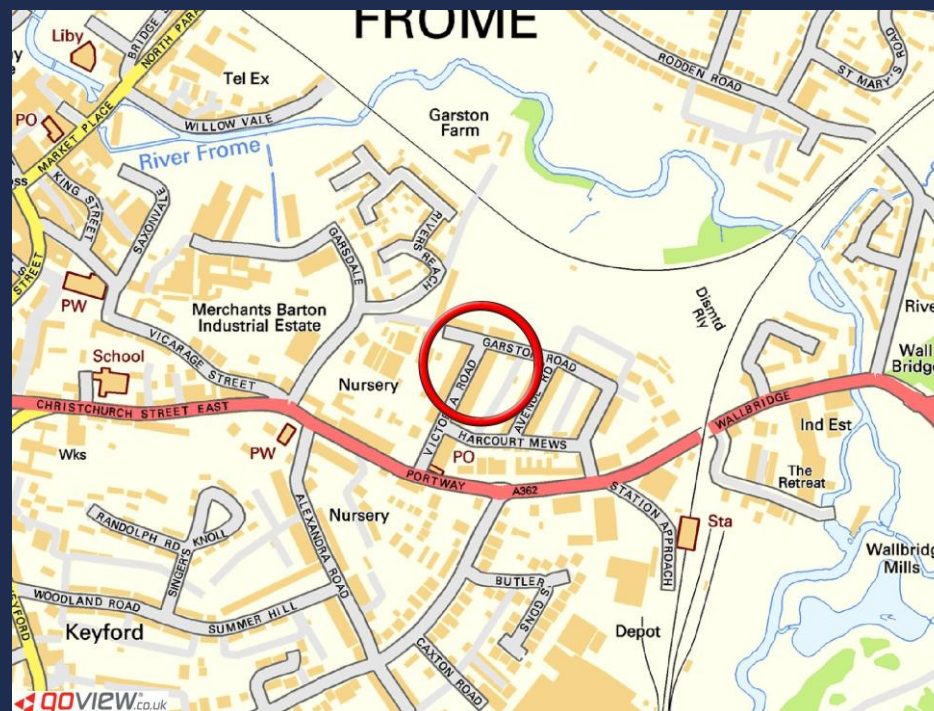
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

42 Victoria Road Frome BA11 1RR

The tenure is freehold

Gas, electricity, Mains water and Drainage are connected.

The Council Tax Band is B and is charged at £1,986.20 for 2025/26



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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