

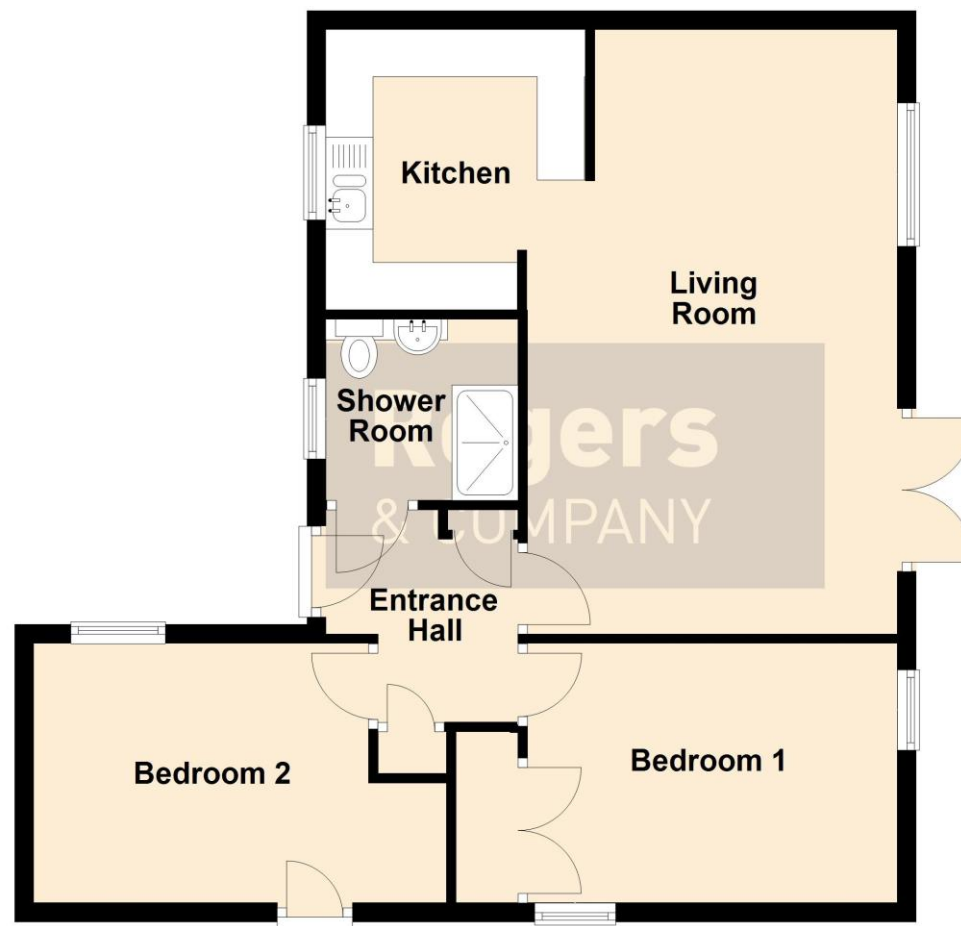


100 Ashtree Road
Frome
BA11 2SF

Guide Price £275,000

A two bedroom corner plot bungalow with a superb garden that wraps around the rear of the property, southerly facing with plenty of scope for extension (subject to all the necessary consents). Pedestrianised and traffic free at the front, overlooking shrubbery and greenery, there is a contemporary layout to these properties. With plenty of natural light and a gas fired central heating system complete with a modern Worcester boiler. There are two double bedrooms, one with a door out to the garden, the living/dining space overlooks another part of the garden too, whilst the kitchen has plenty of fitted units along with a wetroom. There are tandem parking spaces in a nearby residents parking area with the property benefitting from no onward chain.

Ground Floor



Total area: approx. 65.1 sq. metres (700.9 sq. feet)

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.



- 700 Sqft Corner Terraced Bungalow
- Quiet, Traffic Free Cul-De-Sac
- With A Superb Southerly Facing Garden
- On The Popular Stonebridge Development
- Popular Design With Plenty of Natural Light
- Two Bedrooms
- Living/Dining Room With Fitted Kitchen
- Modern Gas Fired Combination Boiler & Double Glazing
- Tandem Parking Spaces
- No Onward Chain

- Living/Dining Area 21' 0" (6.4m) x 12' 10" (3.91m) reducing to 10' 6" (3.2m)
- Kitchen Area 9' 9" (2.97m) x 8' 7" (2.62m) max
- Bedroom One 12' 9" (3.89m) x 9' 0" (2.74m)
- Bedroom Two 11' 8" (3.56m) x 8' 10" (2.69m)
- Wet room 6' 7" (2.01m) x 6' 3" (1.9m)





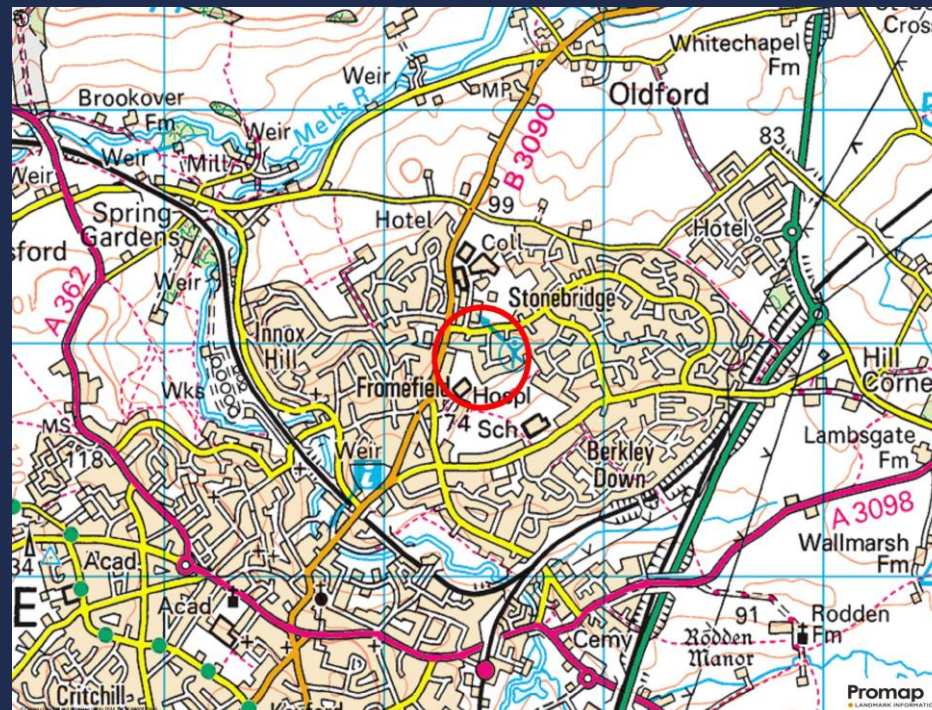
AWAITING EPC

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The Tenure Is Freehold

Electricity, Gas, Mains Water & 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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