



**£230,000**



Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of the wonderfully presented semi-detached house, found in a popular residential area close to the train station and town centre. The property boasts two generous double bedrooms and enjoys an open plan feel downstairs, lending to a welcoming and spacious atmosphere. A low maintenance rear garden provides a perfect spot for enjoying the fresh air, with off road parking for one car. To interact with the virtual reality tour, please follow this link: <https://www.forestmarble.uk/garstonroada.html>



**Semi-detached House**

**Sunny Low Maintenance Rear Garden**

**Two Double Bedrooms**

**Beautifully Presented**

**Sought After Location**

**Off Road Parking**

## SITUATION

With such a great location this property has you easily accessing everything that Frome has to offer, albeit shopping in the town, jumping on the train to go to the beach at Weymouth, going to the theatre or even going to the gym. Your car could easily become redundant! Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, theatres, schools, college and a sports centre as you would expect. However, Frome prides itself on the great selection of independently run shops that line the historical cobbled streets. While away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

## ACCOMMODATION

### Entrance Hall

Stepping onto the wooden flooring of the entrance hall, you find space to hang your coats and kick off your shoes. Access to the lounge, cloakroom and storage cupboard under the stairs to the first floor landing.

### Lounge 12' 0" x 10' 6" (3.65m x 3.20m)

A pleasant reception area, perfect for accommodating your evenings spent relaxing after a long day. Window to the front allows for plenty of natural light and an open arch to the dining room make for a spacious atmosphere.

### Kitchen Diner 8' 5" (max) x 16' 10" (2.56m x 5.13m)

With a range of wall and base units, this modern kitchen provides plenty of space for your crockery collection. One and a half bowl stainless steel sink drainer unit integrated into the granite effect work surface. Integrated electric oven, and space for a washing machine. Tiling to the floor and splashbacks, with French doors leading to the rear garden.



### Cloakroom

Comprised of a WC and wash hand basin. The room is also large enough to allow extra storage space for household accessories.

### First Floor Landing

Access to the two bedrooms, bathroom and the loft.

### Bedroom One 10' 3" x 14' 6" (max) (3.12m x 4.42m)

A double bedroom overlooking the front of the property, with a built in cupboard and more than enough floor space for free standing wardrobes and dressing tables.

### Bedroom Two 10' 7" x 10' 3" (3.22m x 3.12m)

Waking up in this double bedroom can be something to look forward to, thanks to the two Velux windows allowing for an abundance of sunlight to fill the room. Again, a more than comfortable double bedroom.

### Bathroom 7' 2" x 6' 3" (2.18m x 1.90m)

A well presented bathroom with a WC, wash hand basin and bath with shower over. Mosaic look floor, with tiling to the splashbacks.

### Rear Garden

A sunny and low maintenance garden, where you can enjoy the fresh air sat around your garden table and chairs on the patio area. Mainly laid to gravel, decorated with some established shrubs. The South West aspect will give you the best of the sun to enjoy through the warmer months of the year.

### Parking

Off road parking can be found for one vehicle.



## DIRECTIONS

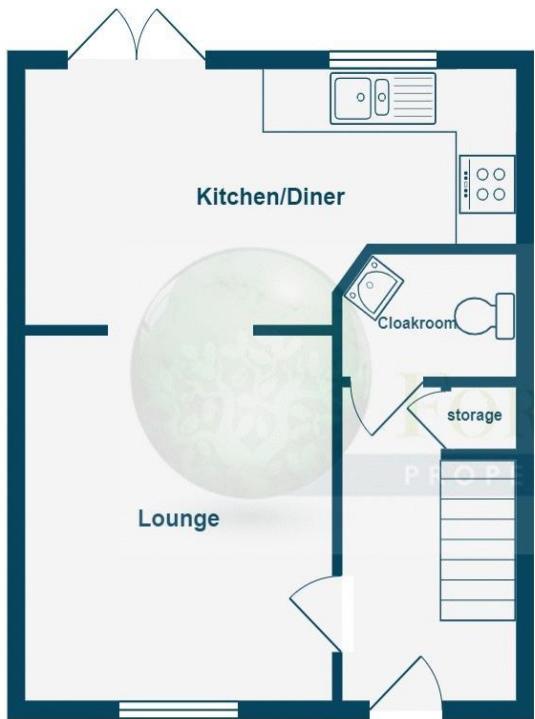
From our office, turn right along Wallbridge and take the right hand turning into Wallbridge Avenue. Proceed to the end of the road and turn left into Garston Road. The property will be on your left hand side.

## AGENTS NOTE

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.



**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



#### Ground Floor

Area: 349 ft<sup>2</sup>



#### First Floor

Area: 349 ft<sup>2</sup>

Total Area: 699 ft<sup>2</sup>

All measurements are approximate and for display purposes only