



📍 19 Waterloo, Frome, Somerset, BA11 3JB

🏠 £375,000

A beautifully presented and centrally located, four bedroom, two bathroom, modern townhouse with garage and private courtyard garden, which has been meticulously refurbished in recent months to an excellent standard. The property benefits from immaculate décor throughout.

- Immaculately Presented, Extensively Refurbished, Townhouse
- Four Bedrooms
- Bathroom & En Suite Shower Room
- Modern Kitchen With Newly Fitted Units
- Gas Central Heating & UPVC Double Glazing
- Private, Well Enclosed Garden
- Garage & Driveway Parking
- Central Location
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating C



A beautifully presented, modern townhouse which has been meticulously refurbished in recent months to an excellent standard. The property benefits from immaculate décor throughout, new floor coverings, superb, newly fitted kitchen, contemporary bathroom and en suite shower room (both with newly fitted white suites), brand new UPVC double glazing and external doors, gas central heating (new boiler and radiators), private courtyard garden, garage, driveway parking, central location and NO ONWARD CHAIN.

The property offers flexible accommodation over three floors comprising; entrance hall with cloakroom off, good sized sitting room with understairs cupboard and box bay with French doors opening onto the rear garden, super kitchen with newly fitted units, built in oven, hot and extractor, integrated slimline dishwasher and a cupboard housing a newly installed 'Ideal' central heating boiler. Stairs from the entrance hall lead up to the first floor with two double bedrooms and a contemporary bathroom with newly fitted white suite. On the second floor there is a principle bedroom with impressive en suite shower room and a fourth bedroom/study.

Externally; there is an easily maintainable garden to the front and steps leading up to the front door. To the rear there is a private, courtyard style garden with timber decked seating area and steps leading up to gated access to the driveway and garage.

Single garage with up and over door to front and loft space which could be boarded to create additional storage space. Driveway parking in front for one vehicle.

Situation

Waterloo forms part of a small development in the centre of Frome, a historic market town which is just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including independent shops, restaurants, good schools, two theatres, a cinema, and a station with rail links to Bath, Bristol and London Paddington.

Property Information

Council Tax Band; D

EPC Rating; C

Freehold

Mains Services

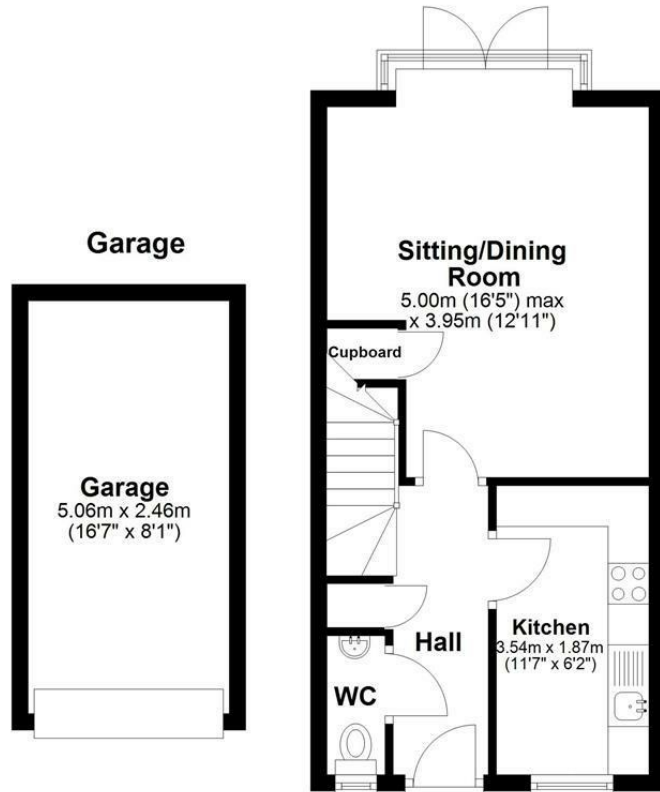
Gas Fired Central Heating (Newly Fitted Boiler & Radiators)

UPVC Double Glazing (Newly Installed)



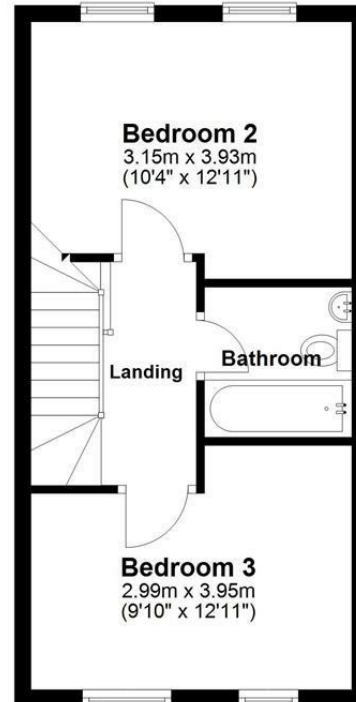
Ground Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



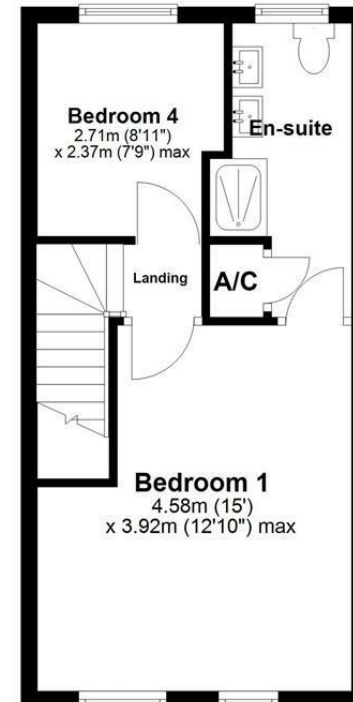
First Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



Second Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



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