



South Parade, Frome.

## South Parade, Frome, BA11 1EJ

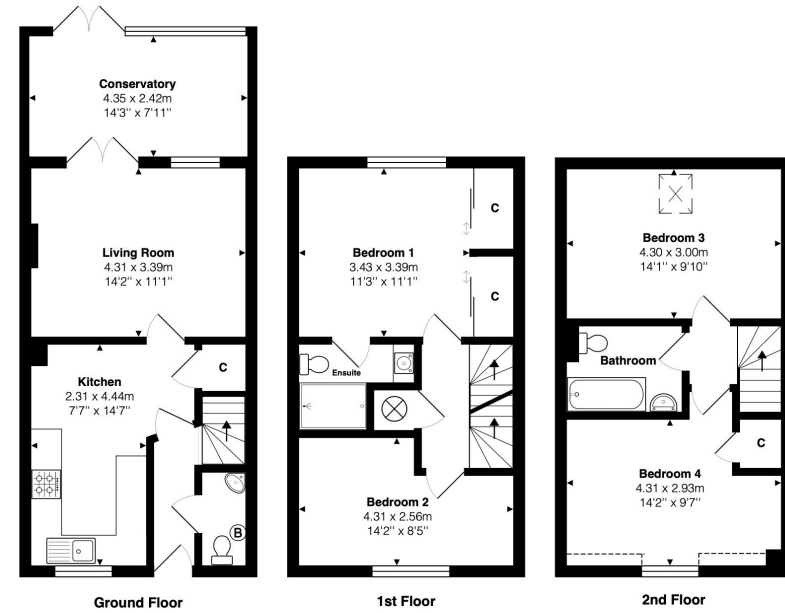
A contemporary three story town house with four bedrooms, a garage, parking and a private courtyard garden. The property is located in the conservation area just a stone's throw from Catherine Hill. The property was built approximately ten years ago in a style sympathetic with the surrounding period buildings but with a modern interior. The kitchen is at the front of the property which has modern fitted wall and base cupboards, integrated dishwasher, washing machine, oven and hob and there is space for a fridge/freezer. There is a breakfast bar and a window overlooking the front garden and South Parade beyond. The living room has an electric fire, a window and doors leading in to the conservatory. The conservatory has underfloor heating and has double doors opening out to the garden. A downstairs W/C completes this floor. On the first floor is the master bedroom with built in wardrobes and an ensuite shower room. The second double bedroom is currently used as a study. On the top floor you will find two further bedrooms and a family bathroom which is fitted with a bath with shower over, basin and W/C. Externally to the rear is a courtyard garden which has been gravelled and has space for pots and a table and chairs perfect for alfresco dining. The rear gate leads to a garage with a parking space in front. South Parade is in an enviable location. EPC - C, Council Tax Band- D, Services - Mains electricity, Mains gas, Mains water, Mains drainage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 115.0 m<sup>2</sup> ... 1238 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.meyrenergy.co.uk](http://www.meyrenergy.co.uk)

hunter french

3HighStreet, Corsham, Wiltshire SN13 0ES  
Email: [corsham@hunterfrench.co.uk](mailto:corsham@hunterfrench.co.uk)

19PaulStreet, Frome, Somerset, BA111DT  
Email: [frome@hunterfrench.co.uk](mailto:frome@hunterfrench.co.uk)

FromeOffice:01373464040 | CorshamOffice:01249715775 | AssociatedParkLane:0203688974  
BathOffice:01225444454 | DevizesOffice:01380722784 | TetburyOffice:01666505068

\*Bath, Devizes & Tetbury are all Non Guild Member Offices

[www.hunterfrench.co.uk](http://www.hunterfrench.co.uk)