



43C Innox Hill, Frome, BA11 2LN  
Guide price £350,000

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# 43C Innox Hill, Frome, BA11 2LN

- Offered to the market chain free
- Fantastic Contemporary Interior
- Three Bedrooms
- Low Maintenance Southerly Facing Garden
- End of Terrace modern property
- Lower Ground Floor Living/Dining/Kitchen Space
- Master bedroom En-Suite
- Block Paved Driveway Parking

A highly impressive and modern home built in 2016 featuring interesting contemporary accommodation over three floors. The entrance is on the ground floor, and the hallway has stairs up to the first floor and down to the lower ground floor. This level features two double bedrooms and a smart modern bathroom with shower over tub. The lower ground floor is a superb space with skylight windows to the front and large French Doors to the rear leading to the garden. The kitchen is at the front of the room and is open plan to the living and dining area to the rear. The first floor of the property features the master bedroom with a smart en-suite shower room.

**OUTSIDE** The property benefits from a smart block-paved driveway to the front with space to park off the street. There are steps and a path leading to the entrance. The rear garden enjoys a sunny southerly aspect and a good degree of privacy with a decking area and low-maintenance Astro turf lawn.

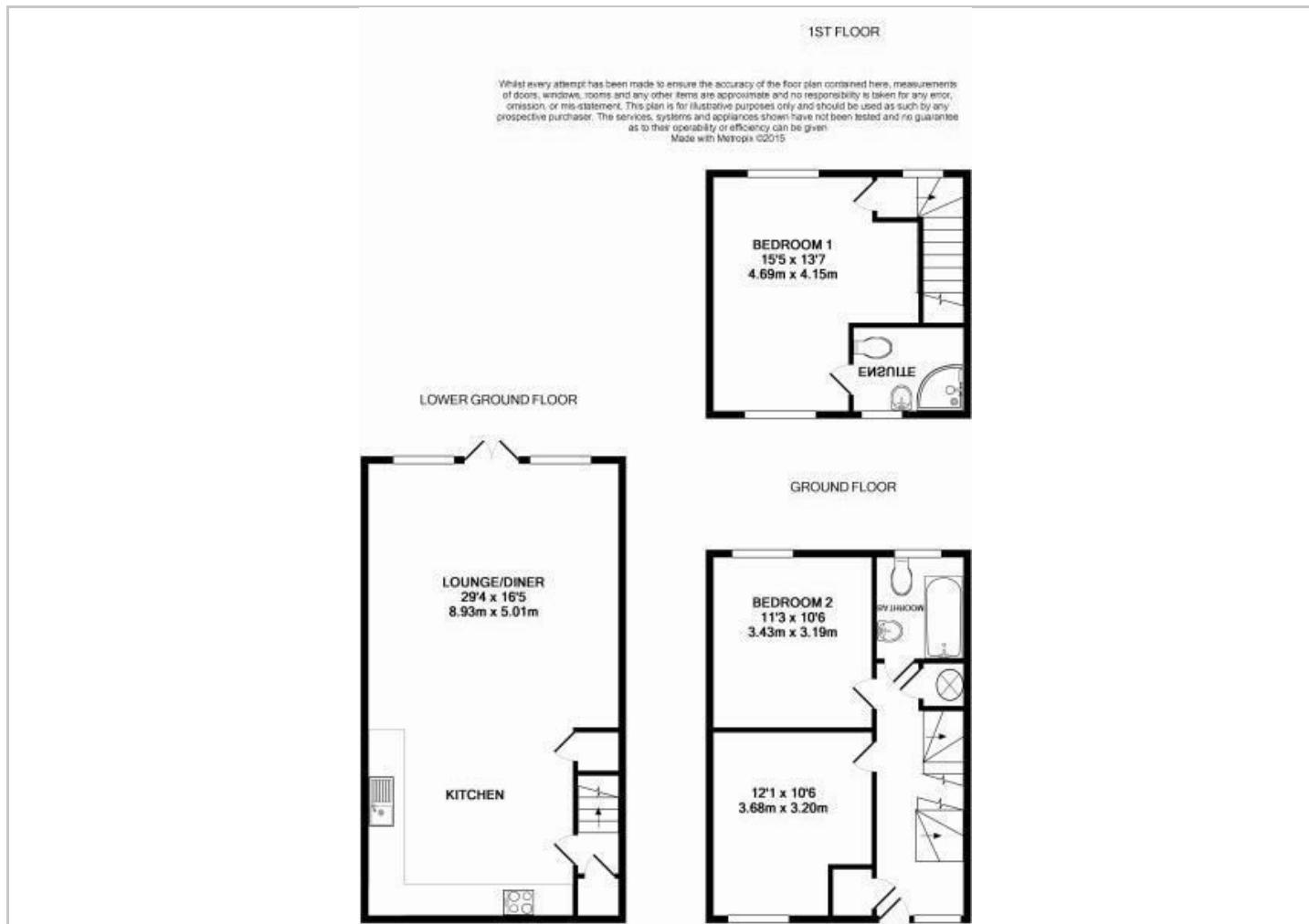
**LOCATION** Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, theatres and a cinema. The property is within easy walking distance of shops, cafés, and amenities. It has thriving arts and vibrant music communities. Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.







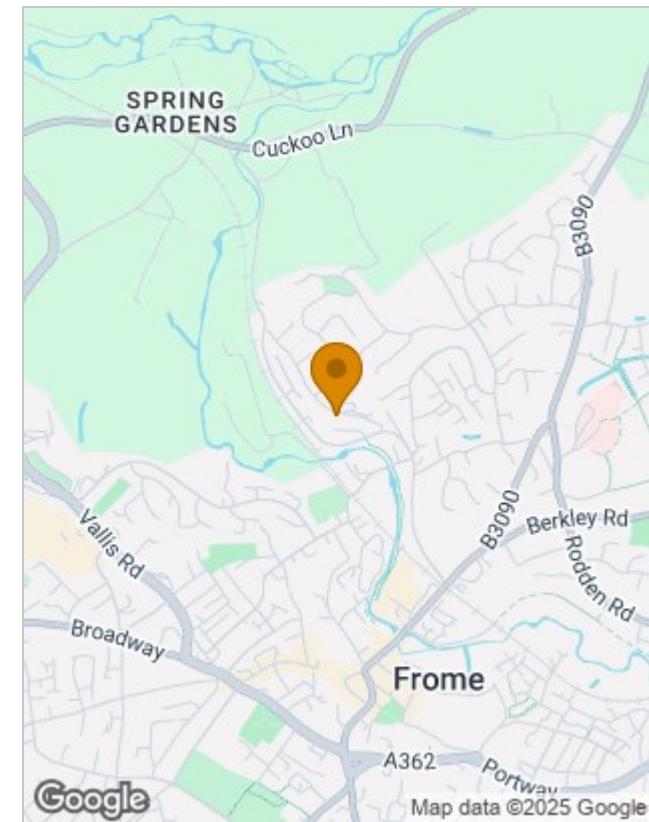
## Floor Plans



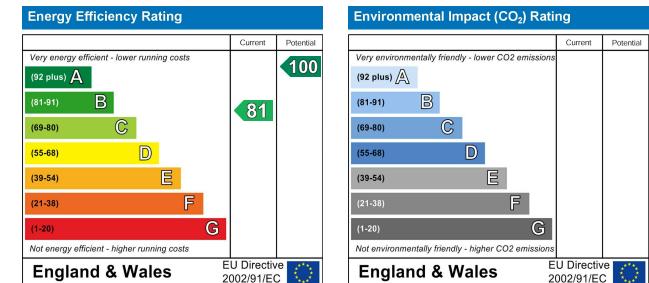
## Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.