

182 Califer Road, Forres, IV36 1JD



We are delighted to offer this two bedroomed mid-terraced house situated in a popular residential location of the picturesque town of Forres.

MID-TERRACED HOUSE

TWO BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING C

F288

**Offers Over
£100,000**

This two bedroomed mid-terraced house is located in a popular residential area within close proximity to all local amenities, shops and transport links. The well proportioned property benefits from Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge, Kitchen/Diner with a good selection of wall and base mounted units, integrated oven and gas hob, two good sized double bedrooms with mirrored double wardrobes and Bathroom with three piece suite and shower over the bath.

Outside, the property sits in privately enclosed gardens to both the front and rear.

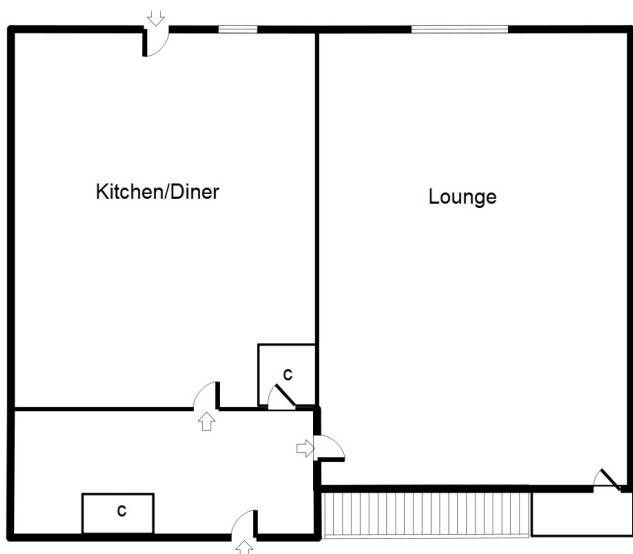
This property would make an ideal home and an internal viewing is highly recommended.





**If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836**

- Lounge: 4.71m x 3.22m (15'6" x 10'7")
- Kitchen/Diner: 3.59m x 2.98m (11'9" x 9'9")
- Bedroom 1: 3.83m x 3.14m (12'7" x 10'3")
- Bedroom 2: 3.83m x 3.02m (12'7" x 9'11")
- Bathroom: 2.02m x 1.82m (6'7" x 5'11")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.