

12 Springfield Court, Forres, IV36 3WY



We are delighted to offer this immaculately presented two bedroom semi-detached Bungalow situated in a quiet cul-de-sac in a much sought after and desirable residential area of the picturesque town of Forres.

SEMI-DETACHED BUNGALOW

TWO BEDROOMS

FREEHOLD

QUIET CUL-DE-SAC

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

UPVC & TIMBER DOUBLE GLAZING

GARAGE WITH POWER & LIGHT

DRIVEWAY

COUNCIL TAX BAND C

EPC RATING C

Offers Over
£170,000

This well presented two bedroomed semi-detached Bungalow is located in a quiet cul-de-sac in a particularly desirable residential area and is in excellent condition throughout. The well proportioned property benefits from UPVC and Timber Double Glazing together with Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with large window to the front allowing natural light to flood in. The Kitchen is another good sized room with a selection of wall and base mounted units, cooker hood and window to the rear providing a lovely view over the back garden. There are two good sized double bedrooms, one incorporating built in double mirrored wardrobes providing excellent storage facilities and a nicely decorated Shower Room with walk-in shower cubicle.

Outside, the property sits in privately enclosed gardens to both the front and rear. The front garden is laid to gravel for ease of maintenance and the rear garden is slabbed with a gravelled area, offset with a selection of mature shrubs and bushes.

Garage with power and light. Driveway.

This is a delightful property set in an enviable location and would make a lovely family home. Viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Vestibule: 0.92m x 0.97m (3'0" x 3'2")
- Lounge: 4.53m x 3.20m (14'10" x 10'6")
- Kitchen: 3.19m x 2.70m (10'6" x 8'10")
- Bedroom 1: 3.57m x 2.68m (11'9" x 8'9")
- Bedroom 2: 3.22m x 2.59m (10'7" x 8'6")
- Shower Room: 1.98m x 1.71m (6'6" x 5'7")
- Garage: 5.54m x 2.81m (18'2" x 9'3")



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.

