

17 Blaven Court, Forres, IV36 1EH



We are delighted to offer this three bedroom semi-detached house situated in a quiet central location, close to all transport links in the picturesque town of Forres

SEMI-DETACHED HOUSE
THREE BEDROOMS
EXCELLENT CONDITION
QUIET RESIDENTIAL AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
GARAGE
COUNCIL TAX BAND D
EPC RATING C

F992

Offers Over
£145,000

We are delighted to offer this three bedroom semi-detached house situated in a quiet but central location of the picturesque town of Forres



The property is a short walk to all local amenities and transport links of the scenic Market town of Forres which offers a range of local shops, supermarkets, restaurants, Schools, Swimming pool / Fitness Centre and Health Centre. Forres is also gifted with the award winning gardens of “The Grant Park” which hosts a number of local events.



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Entrance Vestibule, Hallway, WC, Lounge/Diner, Kitchen, Three Bedrooms and Bathroom. Driveway, Garage, and enclosed garden.

An internal viewing of this property is highly recommended.



The front door opens to a light and airy vestibule which in turn leads through a glazed panelled door to a spacious hallway with storage cupboard and newly fitted grey carpet. Off the hallway can be found a WC and large, bright Lounge/Diner fitted out with oak effect laminate flooring and windows to front and rear allowing natural light to flood in. There is a door leading off the Lounge/Diner to a modern Kitchen fitted out with wall and base mounted units, integrated oven, hob, cooker hood and beige tiles to surround with contrasting marbled effect worksurfaces. Door to back Garden.



On the upper Floor can be found two Double Bedrooms each incorporating mirrored wardrobes for all your storage requirements. There is a further storage cupboard located on the top landing together with a good sized single Bedroom. The modern Family Bathroom is also located on this floor and is fitted out with beige vinyl flooring, WC, pedestal wash hand basin and electric shower over bath with tiled surround.

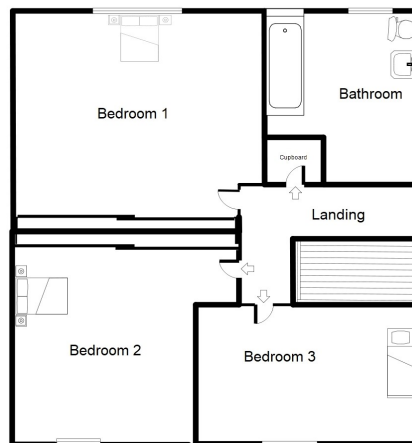
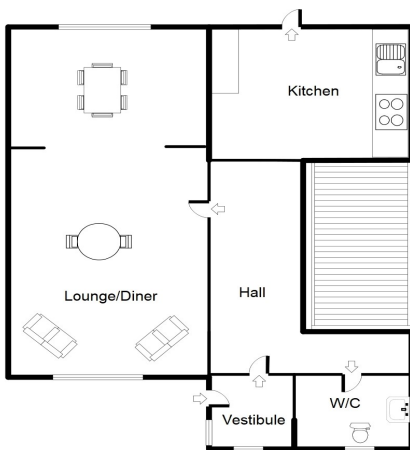


Outside the property there is an enclosed garden to front and rear laid to lawn with a slabbed area. There is also a driveway with access to the garage which has a glazed door to the back garden. Gate to side with fenced garden area.

This delightful house is in lovely decorative order and would make a lovely family home.

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

- Vestibule: 2.03m x 0.95m(6'8" x 3'1")
- WC: 1.92m x 0.97m(6'3" x 3'2")
- Hallway: 3.98m x 2.07m(13'0" x 6'9")
- Lounge/Diner: 7.47m x 3.67m(24'6" x 12'0")
- Kitchen: 3.48m x 2.69m(11'5" x 8'9")
- Bedroom 1: 3.62m x 3.44m(11'10" X 11'3")
- Bedroom 2: 3.23mm x 3.62m (10'7" x 11'10")
- Bedroom 3: 3.02m x 2.11m(9'11" x 6'11")
- Bathroom: 2.33m x 2.12m (7'8" x 6'11")
- Garage: 5.71m x 2.86m (18'8" x 9'4")



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.