

4 Kensal Green, Forres, IV36 2PL



This well appointed three bedroom semi-detached house is situated in a much sought after and desirable residential location of the picturesque town of Forres.

SEMI-DETACHED HOUSE

THREE BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

ENCLOSED REAR GARDEN WITH PATIO

GAS CENTRAL HEATING

FULL TRIPLE GLAZING

OFF STREET PARKING

LARGE SUMMER HOUSE & STORAGE SHED

LONG DRIVEWAY

COUNCIL TAX BAND D

EPC RATING C

Offers Over
£220,000

This immaculately presented three bedroomed semi-detached house with long driveway and good sized fully enclosed rear garden with patio area and summer house is located in a particularly desirable residential area and is in excellent condition throughout. The well proportioned property benefits from full Triple Glazing, Gas Central Heating and an air recycling system.

The good sized accommodation comprises: bright and spacious Lounge, nicely decorated downstairs Shower Room with walk-in corner shower cubicle, under sink storage and heated towel ladder, modern fully fitted Kitchen/Diner with a good range of wall and base mounted units, integrated fan oven, extractor hood, microwave, electric hob, dishwasher and washing machine. The separate dining area provides ample room to accommodate a large family dining table with French Doors leading out to the back garden.

There are three good sized double bedrooms all incorporating built in wardrobes providing ample storage facilities and a stylish Family Bathroom benefitting from a three piece suite, shower over the bath, under sink storage and a heated towel ladder.

The property also benefits from a partially floored loft space.

Outside, the property sits in gardens to both the front and rear. The front garden is laid to lawn with the privately enclosed back garden laid to lawn with a patio area providing an ideal space for entertaining or catching the sun.

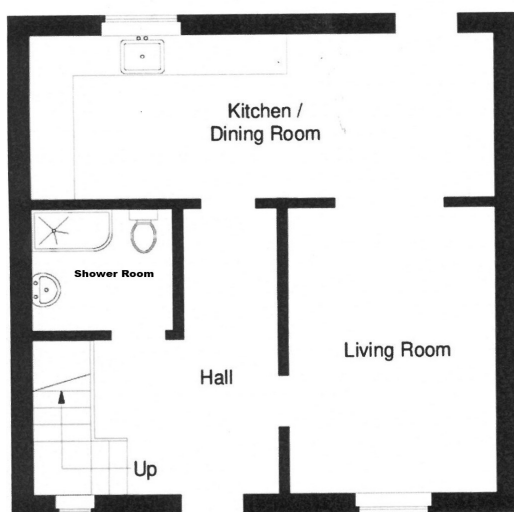
There is a long paved driveway providing ample parking for three to four cars together with a large summer house and storage shed.

This spacious property is in walk-in condition throughout and an internal viewing is highly recommended.

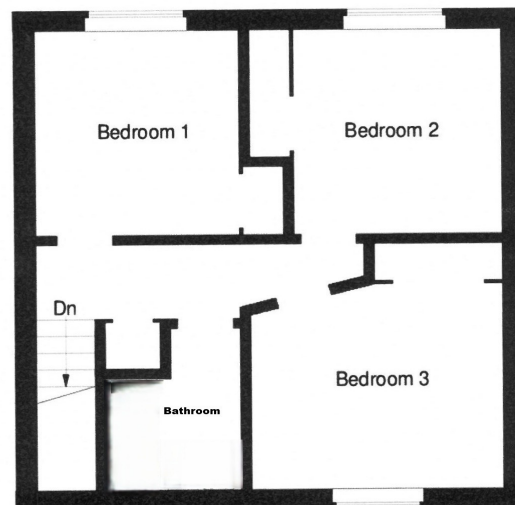




- Lounge: 4.42m x 3.21m (14'6" x 10'6")
- Kitchen: 3.53m x 2.31m (11'7" x 7'7")
- Dining Room: 2.84m x 2.31m (9'5" x 7'7")
- Shower Room: 1.84m x 1.74m (6'0" x 5'8")
- Bedroom 1: 3.31m x 2.91m (10'10" x 9'6")
- Bedroom 2: 3.14m x 3.00m (10'3" x 9'10")
- Bedroom 3: 2.91m x 2.27m (9'7" X 7'5")
- Bathroom: 2.62m x 1.88m (8'7" x 6'2")
- Summer House: 3.06m x 2.18m (10'0" x 7'2")



Ground Floor



First Floor

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.