

## 13 Fleurs Crescent, Forres, IV36 1LZ



We are delighted to offer this two bedroomed end-terraced house situated in a quiet residential area of the picturesque town of Forres.

END-TERRACED HOUSE

TWO BEDROOMS

FREEHOLD

QUIET RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

OFF-STREET PARKING

COUNCIL TAX BAND A

EPC RATING D

**F388**

Offers Over  
£110,000

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

The good sized accommodation comprises: bright and airy Lounge with a fireplace to the centre of the room creating a lovely focal point, spacious Kitchen benefitting from a good range of wall and base mounted units, two double bedrooms, Box Room and Shower Room with walk-in shower cubicle and under sink storage. This property could benefit from some modernisation throughout and an internal viewing is highly recommended to appreciate the potential available.

Outside, the property sits in privately enclosed gardens to both the front and rear. The front garden is laid to slabs and gravel for ease of maintenance with the rear garden laid to lawn with a slabbed patio area.

Large Timber Garden Shed and off-street parking.

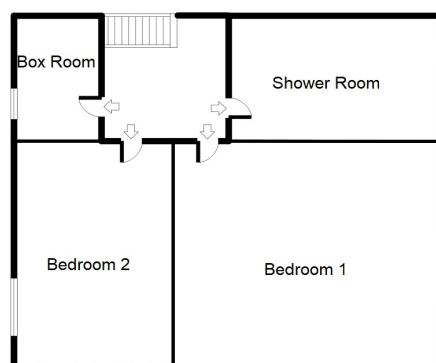
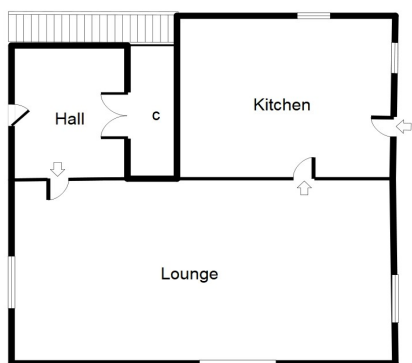








- Lounge: 5.72m x 3.21m (18'9" x 10'6")
- Hallway: 2.67m x 1.60m (8'9" x 5'3")
- Kitchen: 2.95m x 2.64m (9'8" x 8'8")
- Bedroom 1: 4.03m x 2.74m (13'3" x 9'0")
- Bedroom 2: 4.05m x 2.90m (13'3" x 9'6")
- Shower Room: 1.85m x 1.71m (6'1" x 5'7")
- Box Room: 1.99m x 1.79m (6'6" x 5'11")



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.