

CLUNY ESTATE
AGENTS

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41 Califer Road, Forres,
IV36 1HY



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

MID TERRACED HOUSE
TWO BEDROOMS
GOOD CONDITION
POPULAR RESIDENTIAL AREA
DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND A
EPC RATING C

F106

Fixed Price
£95,000



The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Lounge, Kitchen, Two Double Bedrooms, Bathroom, Storage Shed and enclosed gardens to both front and rear.

This property would suit first time buyers or a buy to let.

An internal viewing is highly recommended to see the full potential available.



The front door opens to a spacious hallway which leads to all of the ground floor accommodation. The Lounge is a bright and airy room with laminate wood effect flooring and large “picture” window to the front allowing natural light to flood in. The kitchen is located to the rear of the property and has been fitted with modern beech wall and base mounted units, black/grey marled worksurfaces, white tiled splashback and contrasting wood effect laminate to floor. There is ample room for a small dining table to facilitate all of your informal dining requirements and a window to the back of the property providing a lovely outlook onto the garden.



On the upper floor can be found two double bedrooms each housing built in wardrobes providing ample storage facilities, with the boiler located in the main wardrobe in the master bedroom. There is also a good sized cupboard located in the upstairs hallway. The large family bathroom has been fitted with a three piece suite in white, built in vanity unit around the sink and electric shower over bath with white wet wall surround.



Outside the property the front garden is laid to lawn with the privately enclosed rear garden laid with slabs for ease of maintenance. There is also a good sized storage shed with power supply and a gate leading out to the driveway which provides ample parking spaces for two or more cars.

This delightful house is in lovely condition and would make an ideal 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

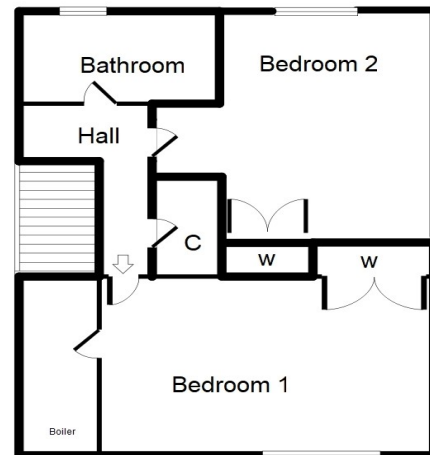
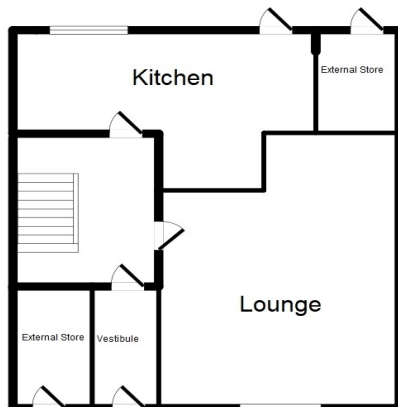
- Vestibule: 1.12m x 0.92m (3'8" x 3'0")
- Lounge: 5.16m x 3.39m (16'11" x 11'1")
- Kitchen: 3.94m x 3.03m (12'1" x 9'11")
- Hallway: 3.65m x 1.85m (11'11" x 6'1")
- Bedroom 1: 4.34m x 2.71m (14'3" x 8'10")
- Bedroom 2: 3.69m x 2.70m (12'1" x 8'10")
- Bathroom: 2.58m x 1.46m (8'5" x 4'9")



Ground Floor



Upper 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

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.