

25 Anderson Crescent, Forres, IV36 1ND



We are delighted to offer this two bedroomed end terraced house situated in a quiet but central location of the picturesque town of Forres.

END TERRACED HOUSE
TWO BEDROOMS
LARGE GARDENS
EXCELLENT CONDITION
POPULAR RESIDENTIAL AREA
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING D

F118

Offers Over
£100,000



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

This property would be ideal for first time buyers and an internal viewing is highly recommended to see the full potential available.

The property is entered through a white “Everest” UPVC glazed door which opens into a bright, airy vestibule and leads to all of the ground floor accommodation. The Lounge is a very spacious room located to the front of the property incorporating a large “picture” window allowing natural light to flood in. The kitchen is a bright room with window to rear, providing a lovely aspect onto the garden and has been fitted with modern white wall and base mounted units, integrated “Belling” oven, hob and cooker hood with black/grey marled worksurfaces, matching splashback, contrasting black tiling to floor and contemporary light grey vertical panel radiator. There is a white UPVC glazed door which leads to the back garden and a good sized storage cupboard.



On the upper floor can be found two good sized Double Bedrooms each housing built in wardrobes and storage cupboards providing ample storage facilities. Also on this floor can be found a bright, modern family bathroom with three piece suite in white, electric shower over bath, light and dark grey wet wall panelled surround, contrasting tiled flooring, heated chrome towel rail and under sink storage cupboard.

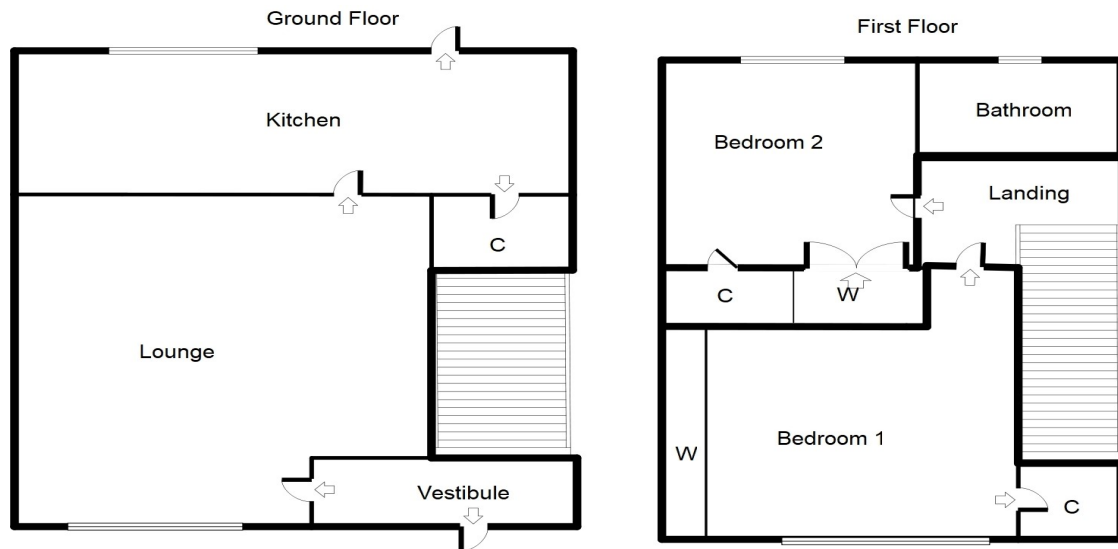


Outside the property there are large gardens to both front and rear laid to slabs and lawn offset with a selection of mature shrubs and bushes.

This delightful house is in immaculate decorative condition 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: 1.78m x 1.04m (5'10" x 3'4")
- Lounge: 4.76m x 4.25m (15'7" x 13'11")
- Kitchen: 5.08m x 2.42m (16'8" x 7'11")
- Bedroom 1: 3.02m x 3.53m (9'11" x 11'7")
- Bedroom 2: 3.24m x 3.08m (10'7" x 10'1")
- Bathroom: 1.75m x 1.99m (5'9" x 6'2")



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.