

**CLUNY** ESTATE  
AGENTS

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10 Grosvenor Park, Mundole,  
IV36 2UL



We are delighted to offer this two bedroom detached Park Home situated within the popular Riverview Country Park close to the town of Forres.

**DETACHED PARK HOME**

**TWO BEDROOMS**

**GOOD CONDITION**

**QUIET RESIDENTIAL AREA**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**GARDEN**

**DRIVEWAY WITH AMPLE PARKING**

**METAL SHED**

**COUNCIL TAX BAND A**

**F180**

Offers In the  
Region of  
£95,000

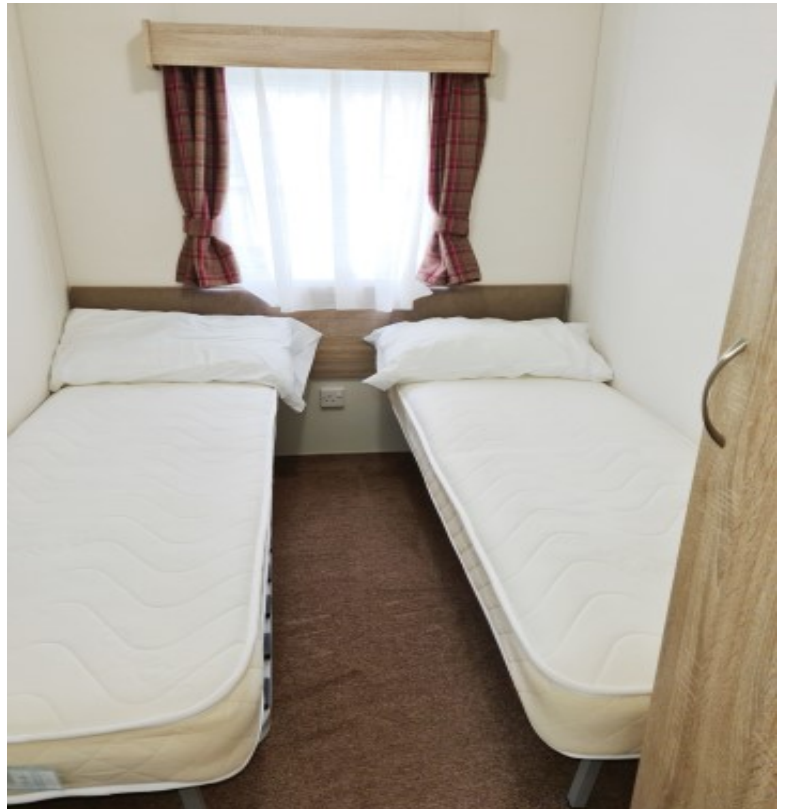
We are delighted to offer this two bedroom detached Park Home situated within the popular Riverview Country Park close to the town of Forres. The property is located in an ideal semi-rural location with a number of scenic walks situated nearby.

This well proportioned and beautifully presented property benefits from double glazing and gas central heating. The good sized accommodation comprises:- Open plan Lounge/ Kitchen, Two Bedrooms and Shower Room. Decking/Terrace, garden, driveway with ample parking and metal shed.

This is an attractive Park Home and an internal viewing is highly recommended to fully appreciate the property and its location.







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

- Lounge: 4.55m x 3.81m (14'11" x 12'6")
- Kitchen: 5.01m x 2.38m (16'5" x 7'10")
- Bedroom 1: 3.81m x 2.30m (12'6" x 7'7")
- Bedroom 2: 2.47m x 1.65m (8'1" x 5'5")
- Shower Room: 2.20m x 1.40m (7'3" x 4'7")

Overall size 32ft x 12ft

£125 p.m. ground rent including maintenance



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.