

5 & 5A Batchen Street, Forres, IV36 1DA



We are delighted to offer this two bedroom semi-detached Town House situated in a quiet but central location of the picturesque town of Forres.

SEMI-DETACHED TOWNHOUSE

TWO BEDROOMS

"C" LISTED BUILDING

GOOD CONDITION

GAS CENTRAL HEATING

DOUBLE GLAZING

WITHIN CLOSE PROXIMITY OF HIGH STREET

COUNCIL TAX BAND C

EPC RATING D

F171

**Offers Over
£130,000**

This charming two bedroomed semi-detached Town House is situated in a quiet but central location of the picturesque town of Forres and is within walking distance of Forres High Street together with all amenities and transport links.

The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: open plan Living/Dining Area, Kitchen with wall and base mounted units, integrated oven and gas hob, Two Double Bedrooms and Bathroom with three piece suite in white.

Outside, there is a courtyard area to the front of the property which has been paved with an area of decking installed.

There is a large store which was previously used as a workshop/office space and which has been divided into three separate storage areas with a w.c.

The store has a full power supply with the electricity being metered separately from the house, together with a phone line, water and electric wall heater.

This delightful property is full of character throughout and an internal viewing is highly recommended to see the full potential available.



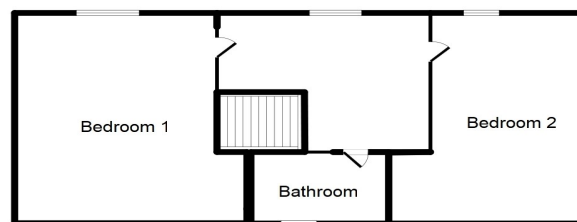
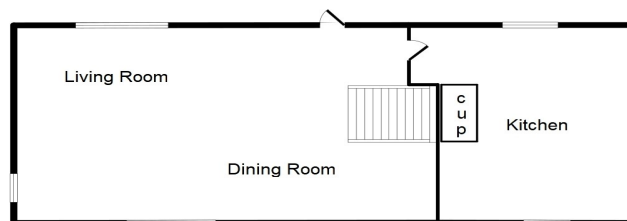


If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge Area: 4.62m x 2.45m (13'1" x 8'1")
- Kitchen: 4.23m x 2.59m (13'10" x 8'6")
- Dining Area: 3.74m x 2.11m (12'3" x 6'11")
- Bedroom 1: 4.37m x 3.22m (14'4" x 10'7")
- Bedroom 2: 4.37m x 2.24m (14'4" x 7'4")
- Bathroom: 2.50m x 2.15m (8'3" x 7'1")
- Store Room 1: 4.24m x 3.70m (13'11" x 12'2")
- Store Room 2: 3.73m x 1.98m (12'3" x 6'6")
- Store w.c: 1.74m x 1.55m (5'8" x 5'1")



5 Batchen Street, Forres



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.