



4 SPRINGFIELD COURT, FORRES, MORAY IV36 3WY



We are delighted to offer this 2 Bedroom Semi Detached Home located in a quiet residential area and within walking distance of the Town Centre.

The Town has a number of Local and National Retail Shops, Supermarkets, Post Office, Leisure Facilities and Award Winning Parks.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge Diner, Kitchen, 2 Bedrooms and a Shower Room. Further benefits include Electric Heating, Double Glazing, Garage, Front & Rear Enclosed Garden.

EPC Rating D

OFFERS OVER £190,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Vestibule - 3'2"(0.96m) x 3'0"(0.91m)

Entrance to the property is through a secure door with obscure glazed panel and security chain. Wood effect laminate to the floor with recessed mat well. Single pendant light fitting to the ceiling. Door with obscure glazed panel leading to the Hallway.

Hallway

Single pendant light fitting, smoke alarm and heat sensor to the ceiling. Wood effect laminate to the floor. Wall mounted bell chime. Loft access. Built in cupboard offering hanging and shelved storage and houses the consumer units. BT point and single power point. Wall mounted heater. Doors leading to further accommodation.



Lounge - 10'5"(3.17m) x 15'0"(4.57m)

Nicely presented Lounge with window to the front aspect with vertical blinds and chrome curtain pole. Wood effect laminate to the floor. Single pendant light fitting and coving to the ceiling. Various power points and TV point. Wall mounted heater. Space is available for dining room table and chairs.





Kitchen - 10'5"(3.17m) x 8'10"(2.69m)

Kitchen with a range of base units, wall mounted cupboards and display units. Roll top work surface and coordinating splash back. Integrated appliances include a dishwasher and overhead extractor. Space is available for a cooker, washing machine and fridge/freezer. Window to the front aspect with roller blind. Vinyl to the floor. Composite sink, drainer and mixer tap. Three bulb light fitting and heat sensor to the ceiling. Various power points.





Bedroom 1 - 11'8"(3.55m) x 8'9"(2.66m) extending to 10'4"(3.15m) into the door recess

Double Bedroom with window to the rear aspect with pine curtain pole. Single pendant light fitting to the ceiling. Wood effect laminate to the floor. Wall mounted heater. Built in double wardrobe, fronted by mirrored doors, offering hanging and shelved storage. TV and various power points. Built in cupboard housing the water tank offers storage space.



Bedroom 2 - 8'5"(2.56m) x 10'6"(3.2m)

Double Bedroom with sliding patio door leading to the rear garden with brass curtain pole. Wood effect laminate to the floor. Single pendant light fitting to the ceiling. Various power points. Wall mounted heater.





Shower Room - 6'5"(1.94m) x 5'6"(1.67m)

Shower Room with low level WC with concealed cistern, wash hand basin within a vanity unit and shower enclosure with overhead electric shower and wet wall finish. Vinyl to the floor. Single light fitting to the ceiling. Window to the side aspect with obscure glass and Roman blind. Wall mounted mirror and wall mounted heated towel rail.

Driveway, Garage, Front & Rear Gardens

Tarmac drive providing off street parking. Garage with up and over front door. The front garden is laid with stone chips with mature shrubs. The rear garden is enclosed with a fence and hedge boundary, with gate access, paved patio seating area and a raised area which is planted with mature shrubs and trees. Rotary dryer.





Council Tax Band Currently C

Note 1 - All integrated appliances, floor coverings and light fittings are included in the sale.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.