



Spey Avenue, Fochabers, IV32 7QR
Offers Over £225,000

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Four bedroom semi detached family home located in a sought after location in Fochabers.

The charming village of Fochabers offers an excellent range of local amenities, including convenience stores, a range of local shops and both primary & secondary schools.

The accommodation comprises Entrance hallway, lounge, dining kitchen, utility and W.C on the ground floor with four double bedrooms and a bathroom on the first floor.

The property benefits further from double glazing, gas central heating, driveway and gardens to the front and rear.

EPC C.
Council tax band D

Entrance
The property is entered via a secure wooden exterior door with glazed pane.
Central heating radiator.
A carpeted staircase leads up to the first floor accommodation.
Laminate flooring.
Ceiling light fitting.

Lounge 23'7" x 12'9" (7.2 x 3.9)
Very spacious lounge with dual windows to the front aspect overlooking the garden.
Recessed ceiling spotlights.
Central heating radiators
Fitted carpet.

Dining Kitchen 18'8" x 16'4" (at widest points) (5.7 x 5 (at widest points))
Great sized kitchen/ diner offering a good range of wall and base mounted cupboards with ample roll top work surface.
Glazed French doors lead out to the rear garden and two further windows allow for lots of natural light.
Range styled gas cooker with overhead chimney style extractor hood.
Space for a fridge freezer.
Stainless steel sink with drainer.
Central heating radiator.
Tiled flooring.
Ceiling light fitting.

Utility 7'6" x 4'11" (2.3 x 1.5)
Ceiling light fitting.
Double glazed window to the rear aspect.

Central heating radiator.
Plumbing and space for a washing machine and a tumble dryer.
Tiled flooring.
An exterior door leads out to a patio area in the rear garden.

W.C 2'9" x 7'6" (0.85 x 2.3)
2 piece W.C comprising wash hand basin and toilet.
Ceiling light fitting.
Extractor fan.
Spacious built-in storage cupboard.
Tiled flooring.

Stairs landing
Ceiling spotlights.
Loft access hatch.
Fitted carpet.
Mains fitted smoke alarms.



22 Thunderton Place, Elgin, Moray IV30 1BG

Tel: 01343 545788

moray@belvoirlettings.com

www.belvoirlettings.com

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Bathroom 6'5" x 5'8" (1.98 x 1.75)

Three piece bathroom suite with mains shower over bath, toilet and wash hand basin.

Frosted window to the rear aspect

Central heating radiator.

Tiled flooring.

Ceiling spotlights.

Extractor fan.

Bedroom 1 12'5" x 8'6" (3.8 x 2.6)

Double bedroom with window to the rear aspect.

Central heating radiator.

Fitted carpet.

Ceiling light fitting.

Bedroom 2 8'10" x 8'10" (2.7 x 2.7)

Double bedroom with window to the front aspect.

Central heating radiator.

Built-in wardrobe.

Laminate flooring.

Bedroom 3 10'2" x 10'5" (3.1 x 3.2)

Double bedroom with window to the front aspect.

Central heating radiator.

Built-in double wardrobe.

Fitted carpet.

Bedroom 4 14'5" x 10'5" (4.4 x 3.2)

Large double bedroom with window to the rear aspect.

Built in double wardrobe.

Fitted carpet.

Central heating radiator.

Ceiling spotlights.

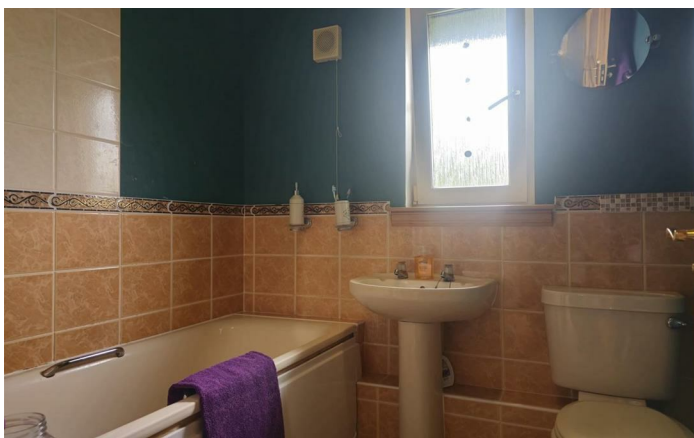
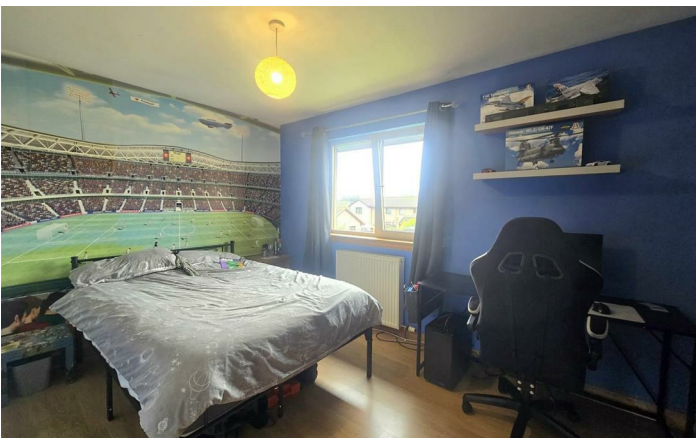
Exterior

The front garden is mainly laid to lawn with planted borders.

There is a driveway providing off street parking.

The rear garden commences with a block patio area and continues with an elevated area with a small lawn, decorative borders and a decked seating area.

Timber garden shed.





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