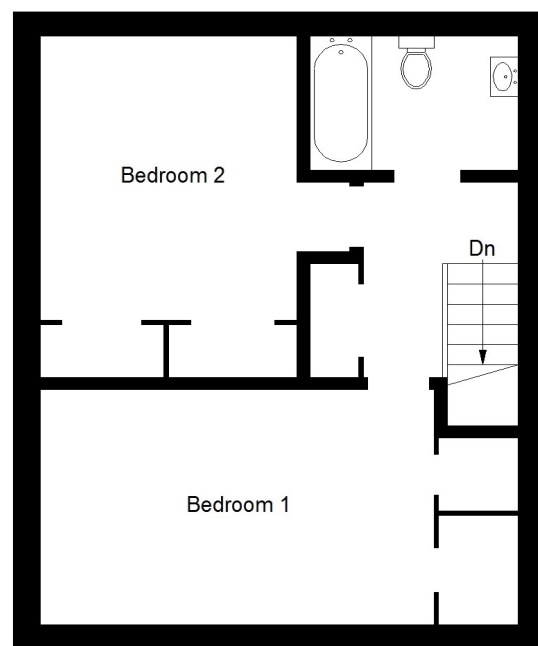


Ground Floor



First Floor

Services

Mains gas, electricity, water, and drainage.

Extras

All carpets, fitted floor coverings, and integrated appliances. Some furniture is available by separate negotiation.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

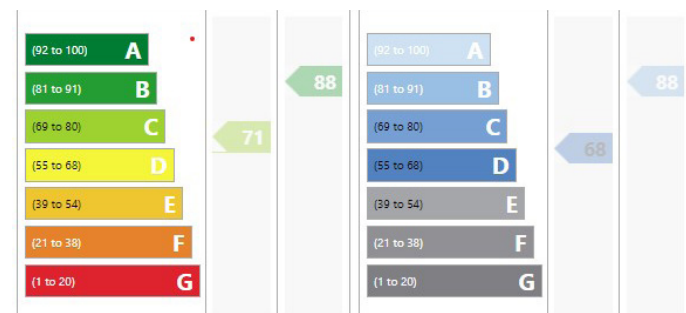
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £110,000
 A full Home Report is available via Munro & Noble website.



**238 Califer Road
 Forres
 IV36 1JE**

This well-proportioned two bedroomed, mid-terraced house is conveniently located within walking distance of a number of local amenities.

OFFERS OVER £110,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

-  Mid-Terraced House
-  2 Bedrooms
-  1 Reception
-  1 Bathroom
-  Gas
-  Garden

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge



Kitchen

Property Description

238 Califer Road is a deceptively well-proportioned two bedroomed, mid-terraced house located in the town of Forres, within short walking distance of a local amenities including a supermarket and primary school. The property opens into an entrance hall which boasts two large full length storage cupboards, and off which are the large lounge/dining room and the kitchen. The lounge is double aspect allowing for an abundance of natural light all throughout the day, while the kitchen is fully fitted with wall and base mounted units with worktops and splashback tiling, a stainless-steel sink with mixer tap and drainer, and integrated appliances including an electric oven and gas hob with extractor fan over. Stairs then lead to the upstairs landing off which can be found the bathroom, two double bedrooms, and a further large storage cupboard. The bathroom is partially tiled with wet wall over the bath, and comprises a bath with mains shower over, a pedestal wash hand basin and a WC. Both bedrooms benefit from built in wardrobes with sliding mirrored doors, with bedroom two also having an additional storage cupboard. The property is fully glazed throughout and has gas central heating. Externally, the property has front and rear gardens, with the front being laid to lawn, and the rear being a mix of lawn and paving with a large storage shed. The rear elevation is beautifully private looking out over open fields. The property is located in the town of Forres where a wide range of amenities can be found, including supermarket shopping, cafes, bars and bus and train services. Forres also boasts a classic castle with impressive parks and gardens containing outstanding floral sculptures. Home to a number of craft shops and art galleries, Forres and the surrounding area hosts a number of cultural events, including the carnival style Culture Day and bi-annual Findhorn Bay Arts Festival in September.

Rooms & Dimensions

- Entrance Hall
- Lounge/Dining Room
*Approx 3.51m x 7.20m**
- Kitchen
Approx 2.39m x 3.20m
- Landing
- Bathroom
Approx 2.41m x 1.67m
- Bedroom Two
*Approx 3.50m x 3.44m**
- Bedroom One
Approx 2.93m x 4.58m
- (*At widest point)



Bedroom One



Bedroom Two



Bathroom

