

****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE**REDUCED PRICE****

34 Anderson Crescent, Forres, IV36 1ND



We are delighted to offer this three bedroom semi-detached house situated in a popular residential area of the picturesque town of Forres.

SEMI-DETACHED HOUSE

THREE BEDROOMS

FREEHOLD

POPULAR RESIDENTIAL AREA

FRONT & REAR GARDENS

STREET PARKING

ELECTRIC STORAGE & PANEL HEATERS

UPVC DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING E

F354

Offers Over
£90,000

This three bedroomed semi-detached house is located in a popular residential area within walking distance of all local shops, amenities and transport links. The property could benefit from some modernisation throughout.

The well proportioned property benefits from Electric Storage/Panel Heaters and UPVC Double Glazing.

The good sized accommodation comprises: Lounge, Kitchen, Bathroom, three good sized Double Bedrooms and Hallway with storage cupboards.

Outside, the property sits in gardens to both the front and rear. There is street parking available.

An internal viewing is recommended to appreciate the spacious accommodation on offer.





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

- Lounge: 4.10m x 4.12m (13'5" x 13'6")
- Kitchen: 2.75m x 2.86m (9'0" x 9'5")
- Bedroom 1: 2.98m x 3.37m (9'9" x 11'1")
- Bedroom 2: 4.41m x 2.91m (14'6" x 9'7")
- Bedroom 3: 4.11m x 2.61m (13'6" x 8'7")
- Bathroom: 2.49m x 2.09m (8'2" x 6'10")



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.