

1 Fleurs Road, Forres, IV36 1LY



We are delighted to present this charming two bedroom end terraced bungalow, nestled in a peaceful residential area of the picturesque town of Forres. Offering comfortable living in a sought-after location, this home is ideal for couples, small families, or those looking to downsize.

END TERRACED BUNGALOW
TWO BEDROOMS
FREEHOLD
DESIRABLE RESIDENTIAL AREA
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
DRIVEWAY
COUNCIL TAX BAND A
EPC RATING D

Offers Over
£150,000

This nicely presented two bedroom end terraced bungalow is situated in a highly sought after residential area, offering easy access to local amenities, shops, and excellent transport links. The property boasts well proportioned living spaces, enhanced by UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: bright and spacious Lounge providing an inviting living area, modern Kitchen/Diner benefitting from a good range of wall and base mounted units, integrated oven, hob and cooker hood, complimented by delightful views over the rear garden, two good sized double bedrooms and Bathroom with three piece suite, under sink storage and shower over the bath.

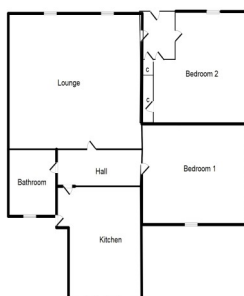
The property is set within privately enclosed gardens to both the front and rear. The front garden is attractively laid with gravel for ease of maintenance, offset with mature bushes and a flower border, while the rear garden is predominantly laid to lawn with a separate patio area, providing an excellent space for relaxation or outdoor entertaining. Additional benefits include a driveway and two timber sheds.

An internal viewing is highly recommended to fully appreciate the quality and extent of the accommodation on offer.





- Vestibule: 1.34 m x 1.28m (4'5" x 4'3")
- Lounge: 4.52m x 4.04m (14'10" x 13'3")
- Kitchen: 4.12m x 2.85m (13'6" x 9'4")
- Bedroom 1: 3.35m x 3.19m (10'12" x 10'5")
- Bedroom 2: 3.19m x 2.46m (10'6" x 8'1")
- Bathroom: 2.32m x 1.52m (7'7" x 4'12")



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.