

2 Precincts Road
Fortrose IV10 8TS

Offers Over £180,000



- Spacious 3-bedroom semi-detached villa
- Set in a charming village location on a quiet street
- Lounge/diner kitchen, 3 double bedrooms, shower room
- Private rear garden with storage shed
- Perfect as a family home, first time buy or investment property
- EPC band F

A fantastic opportunity to purchase this spacious three-bedroom semi-detached villa located in the highly desirable village of Fortrose. Tucked away on a quiet residential street, this property offers an ideal setting for a family home, a first-time buyer, or those seeking a promising investment property. While the home would benefit from some modernisation, its generous layout and sought-after location provide enormous potential.

The ground floor features a bright and welcoming lounge with a feature fireplace and large windows that flood the room with natural light. From here, you enter the well-proportioned kitchen, offering ample workspace and a sizeable storage cupboard, there is also a pulley ailer for convenience. Also on the ground floor is a double bedroom, perfect for guests or flexible use, along with the family shower room. Upstairs, the property continues with two further double bedrooms, both offering excellent space, with wardrobe space in one and a handy storage cupboard located on the landing. Externally, the home enjoys a beautifully maintained front garden, thoughtfully planted with mature shrubs. The large rear garden, laid mainly to lawn.

Rooms

Lounge	(14' 0" x 13' 1") or (4.26m x 3.98m)
Kitchen	(10' 0" x 7' 5") or (3.05m x 2.26m)
Bedroom 1	(10' 10" x 14' 1") or (3.29m x 4.28m)
Bedroom 2 (downstairs)	(9' 10" x 10' 8") or (3.0m x 3.25m)
Bedroom 3	(8' 5" x 9' 5") or (2.57m x 2.86m)
Shower Room	(4' 11" x 5' 11") or (1.50m x 1.80m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds and a washing machine.

Services

Electricity, water and drainage. Telephone and broadband

Council Tax

Band C

Tenure

Freehold

Floor area

80 m²

Entry

By mutual agreement

Viewing

Don't delay - get in touch with Tailor made moves today to arrange a viewing.

