

CLUNY ESTATE
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

****REDUCED PRICE** £10,000 UNDER VALUATION **REDUCED PRICE****

1 Iowa Gardens, Forres, IV36 1EY



This well proportioned three bedroom detached house with attached single garage is located in a quiet cul-de-sac close to the centre of Forres.

DETACHED HOUSE

THREE BEDROOMS (one with en-suite)

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATE ENCLOSED REAR GARDEN

GAS CENTRAL HEATING

TIMBER DOUBLE GLAZING

GARAGE

FLOORED ATTIC WITH RAMSAY LADDER

DRIVEWAY

COUNCIL TAX BAND E

EPC RATING C

Offers Over
£230,000

In good condition throughout this three bedroomed detached house is located in a desirable residential area. The well proportioned property benefits from Timber Double Glazing and Gas Central Heating.

The good sized accommodation comprises: downstairs w.c., exceptionally bright and spacious Lounge with attractive bay window to the front allowing natural light to flood in, generously-sized kitchen benefitting from a good range of wall and base mounted units with black granite effect work surfaces part of which can be utilised as a breakfast bar, integrated oven, hob and cooker hood. There is a separate dining area providing ample room to accommodate a large family dining table with patio doors leading out to the back garden.

The property also benefits from three good sized double bedrooms, two of which have built-in wardrobes. The Master Bedroom has a walk-in wardrobe and nicely presented en-suite shower room. The modern family Bathroom comprises a three piece suite in white with display shelf located over the sink. Access to the Attic space is via a hatch just outside the bathroom. There is a Ramsay ladder and the attic has been floored.

Outside, there is a small area to the front laid to stone chippings for ease of maintenance. The privately enclosed rear garden is laid to lawn.

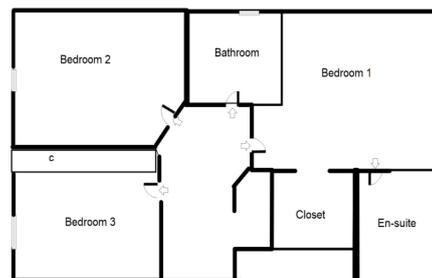
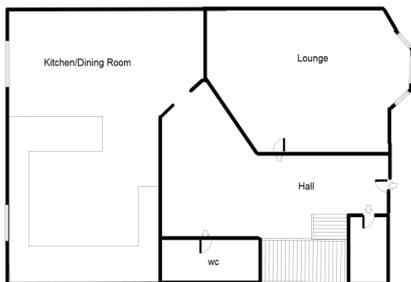
Driveway and Garage.

This charming property is situated in a quiet location and would make a lovely family home. Viewing is highly recommended to appreciate the spacious accommodation on offer.





- Hall: 5.59m x 2.05m (18'4" x 6'9") at widest
- Lounge: 5.0m x 3.68m (16'5" x 12'1")
- Kitchen/Dining Room: 6.02m x 3.30m (19'9" x 10'10") at widest
- WC: 1.98m x 0.6m (6'6" x 2'10")
- Bedroom 1: 3.25m x 2.99m (10'8" x 9'10")
- En-suite Shower Room: 2.65m x 1.69m (8'8" x 5'6")
- Walk-in wardrobe: 2.03m x 1.48m (6'8" x 4'10")
- Bedroom 2: 3.06m x 2.72m (10'0" x 8'11")
- Bedroom 3: 2.80m x 2.49m (9'2" x 8'2")
- Bathroom: 2.15m x 2.00m (7'1" x 6'7")
- Garage: 5.09m x 3.07m (16'8" x 10'1")



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.