

CLUNY ESTATE
AGENTS

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

17 Batchen Street, Forres,
IV36 1DA



We are delighted to offer this traditional four bedroomed detached house situated in a quiet and central location of the picturesque town of Forres.

TRADITIONAL DETACHED HOUSE

FOUR BEDROOMS

FREEHOLD

CENTRAL LOCATION

IDEAL RENOVATION/PROJECT
OPPORTUNITY

DRIVEWAY

GARDEN

TIMBER SINGLE GLAZING

COUNCIL TAX BAND B

EPC RATING G

F280

Offers In the
Region of
£130,000

This traditional four bedroomed detached house is situated in a quiet and central location within walking distance of all local shops, amenities and transport links. The well proportioned property is currently not connected to a gas or electricity supply and benefits from Timber Single Glazing.

The good sized accommodation comprises:- Kitchen/Diner, bright and spacious Lounge, four Bedrooms, Box Room and Bathroom.

Outside, the property sits in a privately enclosed garden to the front, laid to lawn and slabs.

The property could benefit from some modernisation and would provide an ideal project/renovation opportunity. An internal viewing is highly 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: 4.39m x 4.13m (14'5" x 13'6")
- Hallway: 2.12m x 1.06m (6'11" x 3'6")
- Kitchen: 4.44m x 4.11m (14'7" x 13'6")
- Bedroom 1: 4.17m x 2.95m (13'8" x 9'8")
- Bedroom 2: 4.17m x 2.80m (13'8" x 9'2")
- Attic Bedroom 3: 3.59m x 3.55m (11'9" x 11'8")
- Attic Bedroom 4: 3.59m x 3.50m (11'9" x 11'6")
- Bathroom: 3.21m x 1.62m (10'6" x 5'4")
- Box Room: 3.15m x 1.50m (10'4" x 4'11")



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.