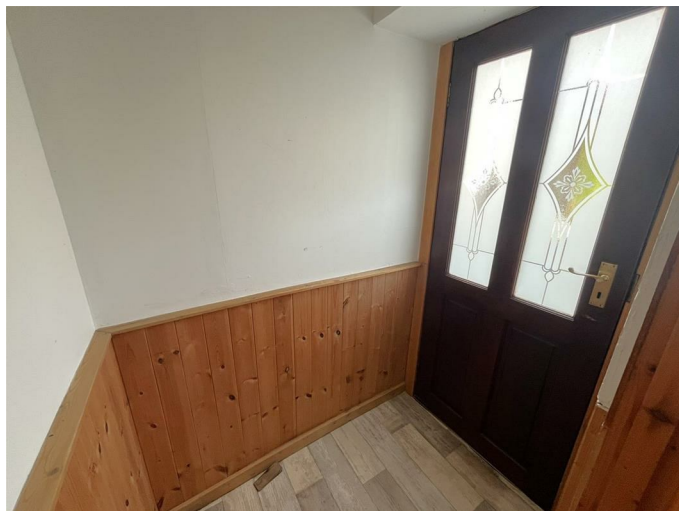




**14 Maxwell Street, Fochabers, IV32 7DE**  
**Offers over £145,000**

Traditional end-terraced house situated in the heart of Fochabers within easy walking distance to local amenities. The accommodation comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property further benefits from double glazing, gas central heating, rear garden and on-street parking.

## ENTRANCE HALLWAY



Double wooden entrance doors, tile flooring at entrance; wood flooring, ceiling light fitting, staircase to first floor.

## LOUNGE

11'1" x 13'1" (3.40m x 3.99m)



Window to front with storage cupboard below, inset ceiling spotlights, wood flooring, fireplace with wood burning stove.

## BATHROOM

9'7" x 9'6" (2.93m x 2.90m)



Window to rear, ceiling light fitting, laminate flooring, WC, wall mounted sink, bath, built-in shower cubicle with Mira electric shower.

## KITCHEN

12'10" x 9'8" (3.93m x 2.95m)



Window to front, inset ceiling spotlights, vinyl flooring, modern fitted kitchen, built-in electric oven, four ring electric hob, hood, integrated washing machine, built-in unit housing Glow worm gas central heating boiler, recesses storage space with shelving & housing Beko fridge freezer, wooden & glazed door to rear vestibule.

## REAR VESTIBULE

3'0" x 4'9" (0.93m x 1.46m)

Wooden & glazed door leads to rear garden, coat hooks, vinyl flooring.

**STAIRCASE & LANDING**  
14'2" x 10'6" (4.32m x 3.22m)



Rood window to front, ceiling light fitting, fitted carpet, walk-in storage space.

**BEDROOM 1**  
10'5" x 10'0" (3.20m x 3.07m)



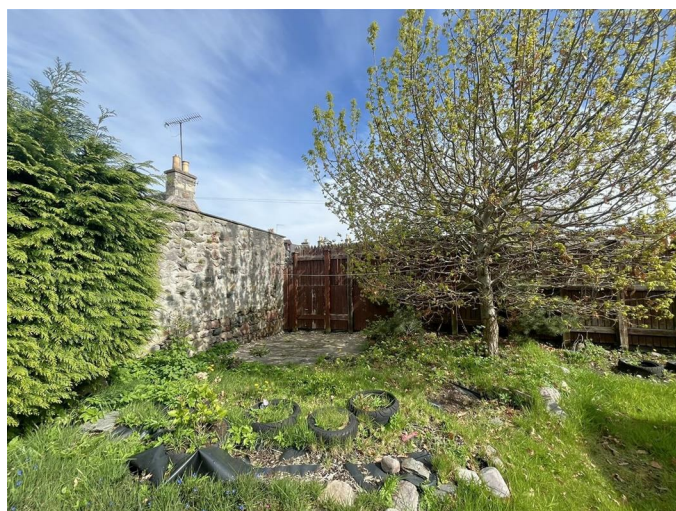
Velux window to front, ceiling light fitting, fitted carpet, walk-in storage space.

**BEDROOM 2**  
10'4" x 10'0" (3.17m x 3.07m)



Velux window to front, ceiling light fitting, fitted carpet.

**OUTSIDE**



On-street parking is available to the front of the property. Double wooden gates provide access to the side & rear garden. The rear garden is laid to a mix of lawn and gravel with a paved patio area, mature trees and shrubs, beds for planting, two wooden sheds.

## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades , all bathroom fittings, the built-in oven, hob & hood, integrated washing machine in the kitchen and the two wooden sheds in the garden.

Please note number 16 has a right of access across the rear of the property.

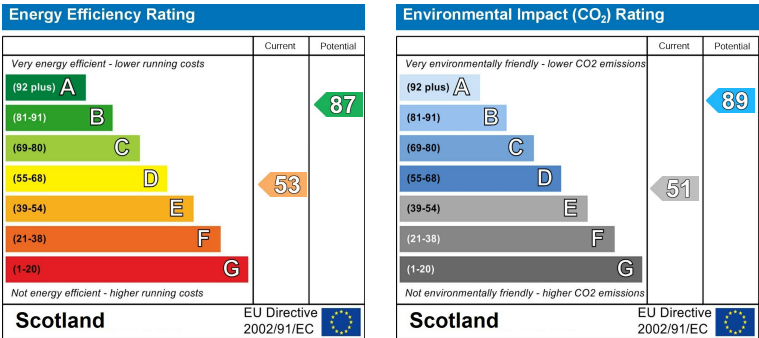
Council Tax Band: A

Viewing Arrangements: Contact Selling Agent on 01343 555 150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.