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**Raymond Road,
Redruth**

**£250,000
Freehold**





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Property Introduction

Situated in Raymond Road is this spacious mid-terraced family home being offered for sale with vacant possession.

An attractive tessellated tiled hallway gives access to generous accommodation comprising of a lounge, dining room, fitted kitchen, rear porch, bathroom and WC while to the first floor are three bedrooms plus an additional shower room. The property has the benefit of partial gas heating to the ground floor along with uPVC double glazed windows and doors.

Externally to the rear an enclosed garden accommodates a useful timber outbuilding and access to a generous size garage. To the front a granite pillared gateway leads to the front door with external courtesy light.

Location

Redruth is a popular Cornish town renowned for its mining heritage and symbolic engine houses surrounding the area. A mainline railway station operates to London Paddington with the city of Truro approximately ten miles distant being the main centre in Cornwall for business and commerce. Within the town a range of well known national retail outlets are represented along with independent shops and out of town supermarkets also nearby.

The popular north coastal village of St Agnes, Porthtowan and Portreath are famed for their surfing beaches as well as their picturesque dramatic coastal walks.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Dado rail, attractive tessellated tiled floor, radiator and staircase to first floor. Under stairs storage cupboard. Pine doors giving access to:-

LOUNGE 14' 9" x 11' 11" (4.49m x 3.63m) maximum measurements into bay

Double glazed bay window to front elevation with window seat. Radiator. Picture rail and gas fire with tiled fireplace and hearth.

DINING ROOM 12' 0" x 11' 0" (3.65m x 3.35m)

Window to rear elevation. A variety of wall shelving, radiator and picture rail.

KITCHEN 11' 11" x 9' 5" (3.63m x 2.87m) plus recess

Window to side elevation and doorway to porch. One and a quarter sink unit with mixer tap, a good range of base and wall mounted storage cupboards, three drawer storage unit and a range of work surfaces. Part tiled walls, built-in double oven with five ring gas hob over and stainless steel extractor above. Tiled floor, plumbing for automatic washing machine and radiator.

REAR PORCH 9' 4" x 5' 2" (2.84m x 1.57m)

Double glazed stable door to exterior. Tiled floor.

BATHROOM

Double glazed window to rear and side elevations. Slipper style bath, pedestal wash hand basin, shower tray and shower, part tiled walls, radiator. Storage cupboard housing the gas boiler.

CLOAKROOM

Double glazed window to rear elevation. Radiator and low flush WC.

HALF LANDING

Double glazed window. Radiator.

LANDING

Pine doors providing access to:-

BEDROOM ONE 11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to rear elevation with distant views. Wood floor.

BEDROOM TWO 12' 9" x 9' 1" (3.88m x 2.77m)

Double glazed window to front elevation and wood floor.

BEDROOM THREE 9' 6" x 6' 6" (2.89m x 1.98m)

Double glazed window to front elevation. Wood floor.

SHOWER ROOM

Shower cubicle, close coupled WC and wash hand basin with storage cupboard under. Tiled walls. Glass brick wall, extractor fan.

OUTSIDE FRONT

To the front of the property, a granite pillared gateway leads to the front door with an external courtesy light.

REAR GARDEN

The rear garden is enclosed with an area of grass. There is a useful outbuilding (9'7" x 7'7") and access to the generous sized garage with pedestrian gateway to the side.

GARAGE 17' 6" x 13' 1" (5.33m x 3.98m)

Pedestrian door to side. Two windows to rear and garage doors to front.

SERVICES

Mains drainage, mains water, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax band is band 'B'.

DIRECTIONS

Proceeding up Raymond Road the property is located on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- splints.flashing.quaking

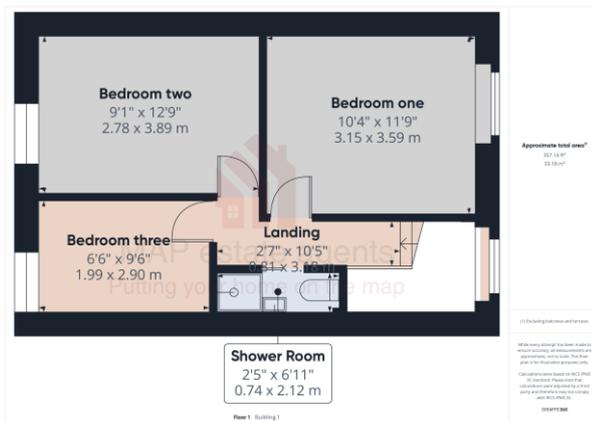


Energy Efficiency Rating		Current	Potential
Tally energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Spacious mid-terrace family home
- Three bedrooms
- Lounge plus separate dining room
- Fitted kitchen with integrated oven
- Ground floor bathroom and WC
- First floor shower/WC
- Partial gas fired heating system
- Distant sea views from rear elevation
- Enclosed rear garden with useful outbuilding
- Detached garage



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