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**Falmouth Road,
Redruth**

**£275,000
Freehold**





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Property Introduction

Ideal for family occupation, this stone fronted semi-detached house is within walking distance of the well respected Trewirgie Infant and Junior Schools and the town centre.

On entering the property there is an attractive Victorian style tiled floor, the lounge features ornate coving and a central ceiling rose, there is a generous kitchen/diner which features a breakfast bar and French doors that open out to the patio and the rear garden.

On the first floor one will find three bedrooms and a bathroom with a separate shower, there is uPVC double glazing throughout and the property is warmed by a gas combination boiler supplying radiators.

Set back from the pavement, there is a shared driveway to one side which leads to parking for two/three cars and to the enclosed rear garden, which is ideal for those with pets and younger children.

Location

Situated within half a mile of the town centre, Redruth offers a range of both local and national retail outlets. There is a mainline Railway Station with direct links to London Paddington and the north of England and Redruth is also home to 'Kresen Kernow' which houses the world's largest collection of archive and library material relating to Cornwall.

The A30 trunk road runs to the north of the town and gives a direct route out of the county, the north coast of Portreath is within five miles and Truro, the administrative and cultural centre of Cornwall is within ten miles. The university town of Falmouth on the south coast will be found within nine miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with glazed panels opening to:-

ENTRANCE HALLWAY

Featuring a Victorian style tessellated tiled floor. Turning staircase to first floor with storage beneath and radiator. Dado rail and access off to:-

LOUNGE 11' 10" x 10' 11" (3.60m x 3.32m) plus recess

uPVC double glazed window to the front. Benefitting from two half height alcove cupboards with shelving over, picture rail, ornate coved ceiling and central rose. Radiator.

KITCHEN/DINER 17' 2" x 11' 7" (5.23m x 3.53m) plus recess

uPVC double glazed window to the rear and uPVC double glazed French doors opening onto the rear. A generous room with the kitchen arranged to form a breakfast bar and partial room divider. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Built-in electric oven with stainless steel four-ring gas hob over and stainless steel cooker hood. Extensive ceramic tiled splashbacks, space and plumbing for an automatic washing machine and space and plumbing for a dishwasher. Half glazed cupboard with display shelving, understairs storage cupboard and radiator.

FIRST FLOOR LANDING

A central landing with access to loft space. Doors open off to:-

BEDROOM ONE 12' 0" x 9' 10" (3.65m x 2.99m)

uPVC double glazed window to the front. Three quarter panelling to one wall and radiator.

BEDROOM TWO 10' 5" x 6' 9" (3.17m x 2.06m) plus doorway recess

uPVC double glazed window to the front. Overstairs part shelved recess and radiator.

BEDROOM THREE 10' 1" x 9' 3" (3.07m x 2.82m)

uPVC double glazed window to the rear. Radiator.

BATHROOM

Enjoying a dual-aspect with uPVC double glazed windows to the side and rear. Remodelled with a matching suite consisting of a pedestal wash hand basin with vanity unit, panelled bath, close coupled WC and a separate oversize shower cubicle with plumbed shower. Extensive ceramic tiling to walls, shower panelling within the shower enclosure and a heated dual-fuel towel radiator. Inset spotlighting, electric vent and vinyl flooring.

OUTSIDE FRONT

To the front, the property is set back from the pavement by a dwarf wall and there is a paved area leading to the front door. A shared driveway to the side leads to the parking at the rear.

REAR GARDEN

The rear garden is enclosed, laid mainly to lawn and features an extensive patio immediately to the rear of the property. There is also a deck at the bottom of the garden which is ideal for outside entertaining, a timber storage shed which has power connected and an external supply. Power socket. The rear garden is secure with close board fencing and gives a high degree of privacy and security for those with younger children and pets. Pedestrian access to the side.

PARKING

To the rear of the enclosed garden is a parking area suitable for two/three vehicles.

SERVICES

Mains water (metered), mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

From Redruth Railway Station, proceed down the hill bearing right at the first set of traffic lights, at the next set of traffic lights turn left into Penryn Street and then continue on into Falmouth Road and just prior to a set of traffic lights the property will be identified on the right-hand side by a 'For Sale' board. If using What3words: thatched.snappy.roadshow

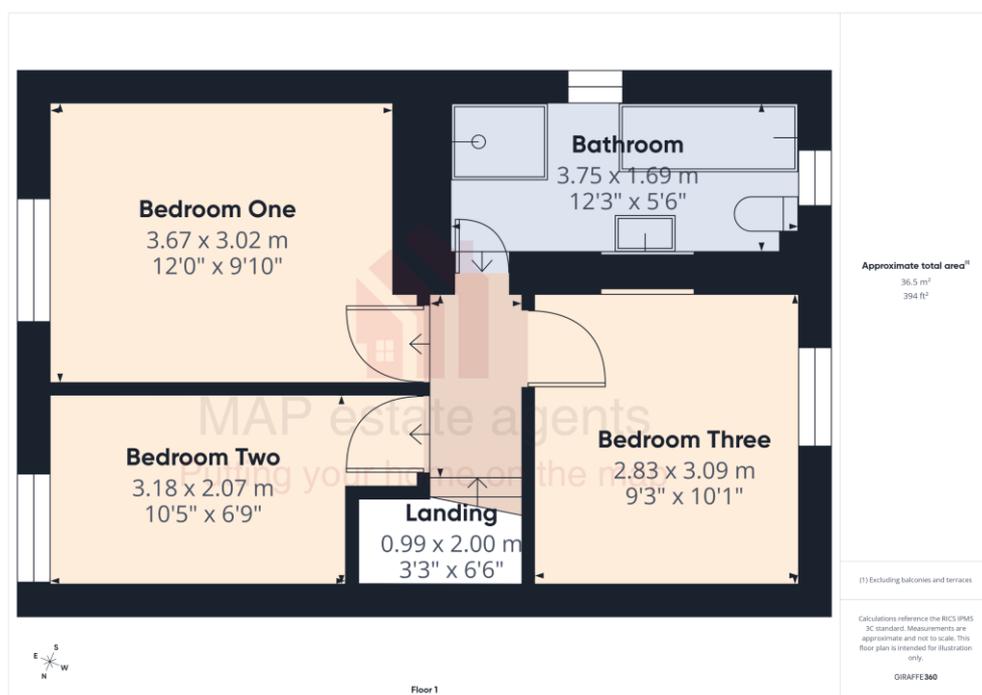


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	81
(55-68) D	70
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



MAP's top reasons to view this home

- Traditional stone fronted semi-detached house
- Three bedrooms
- Lounge
- Remodelled kitchen/diner
- Remodelled first floor bathroom
- uPVC double glazing
- Modern gas central heating
- Enclosed rear garden
- Parking for two/three cars
- Ideal family home close to Trewirgie School



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