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**Forth Noweth,
Redruth**

**£255,000
Freehold**





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Property Introduction

Ideal for family occupation, this terraced house offers three bedrooms and a bathroom on the first floor.

There is a generous lounge/dining room which overlooks the rear garden, a fitted kitchen, ground floor WC and the garage is integral with the property. Heating is provided by a modern gas fired central heating boiler supplying radiators and there is uPVC double glazing.

To the outside parking is available in front of the garage, the rear garden is enclosed and designed to be easy to maintain with an extensive patio with steps leading up to a gravelled garden.

Ideally placed for access to the town and local schooling, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Forth Noweth is situated close to the town centre, yet away from passing traffic, it is convenient for access to the A30 and schooling is within walking distance. Redruth offers a varied range of shops, there is a mainline railway station which connects with London Paddington and the north of England. Redruth also houses Kresen Kernow which is the largest collection of Cornish archive history and is a mecca for those researching their past.

Portreath on the north coast, which is noted for its sandy beach and active harbour, will be found within five miles, Truro, the administrative and cultural centre of Cornwall is within twelve miles and Falmouth on the south coast, which is Cornwall's university town is within thirteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE VESTIBULE

On two levels with a ceramic tiled floor and radiator. Recessed stairs to first floor and doors opening off to:-

WC

Close coupled WC and pedestal wash hand basin. Ceramic tiled floor, half tiled walls and radiator.

KITCHEN 11' 0" x 8' 3" (3.35m x 2.51m)

uPVC double glazed window to front. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in 'Neff' oven with 'Blomberg' four ring gas hob over, integrated fridge and space and plumbing for an automatic washing machine. Ceramic tiled floor.

LOUNGE/DINER 17' 6" x 15' 11" (5.33m x 4.85m) maximum measurements

uPVC double glazed window to rear and uPVC double glazed patio doors to rear. Laminate flooring, two radiators and understairs storage cupboard.

FIRST FLOOR LANDING

A central landing with recessed shelved cupboard and access to loft space. Doors open off to:-

BEDROOM ONE 11' 4" x 8' 7" (3.45m x 2.61m) plus door recess

uPVC double glazed window to rear. Recessed two sliding door wardrobe and radiator.

BEDROOM TWO 10' 5" x 7' 7" (3.17m x 2.31m)

uPVC double glazed window to front. Recessed two sliding door wardrobe and radiator.

BEDROOM THREE

uPVC double glazed window to rear. Two sliding door wardrobe and radiator.

WC

uPVC double glazed window to the front. Close coupled WC, radiator and tiled floor.

BATHROOM

uPVC double glazed window to front. Pedestal wash hand basin, panelled bath with shower attachment and extensive shower panelling and ceramic tiling to walls. Radiator.

OUTSIDE FRONT

To the front driveway access in front of the garage gives parking for one vehicle if required and there is a lawn to the side.

GARAGE 16' 8" x 8' 11" (5.08m x 2.72m)

Having an up and over door, power and light connected. Wall mounted 'Baxi' gas combination boiler.

REAR GARDEN

The rear garden is enclosed, there is a paved patio immediately to the rear of the property and steps lead up to the remainder of the garden which is largely gravelled with raised beds.

SERVICES

The property benefits from mains gas, mains electric, mains metered water and mains drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

From the traffic lights at the bottom of Redruth head towards the A30 and with the Armed Forces Career Centre ahead of you turn left into Forth Noweth and follow the road around to the right and then it turns left and climbs up a gentle hill turning left again where the property will be found on the right hand side. If using What3words:- vandalism.gazette.fragments

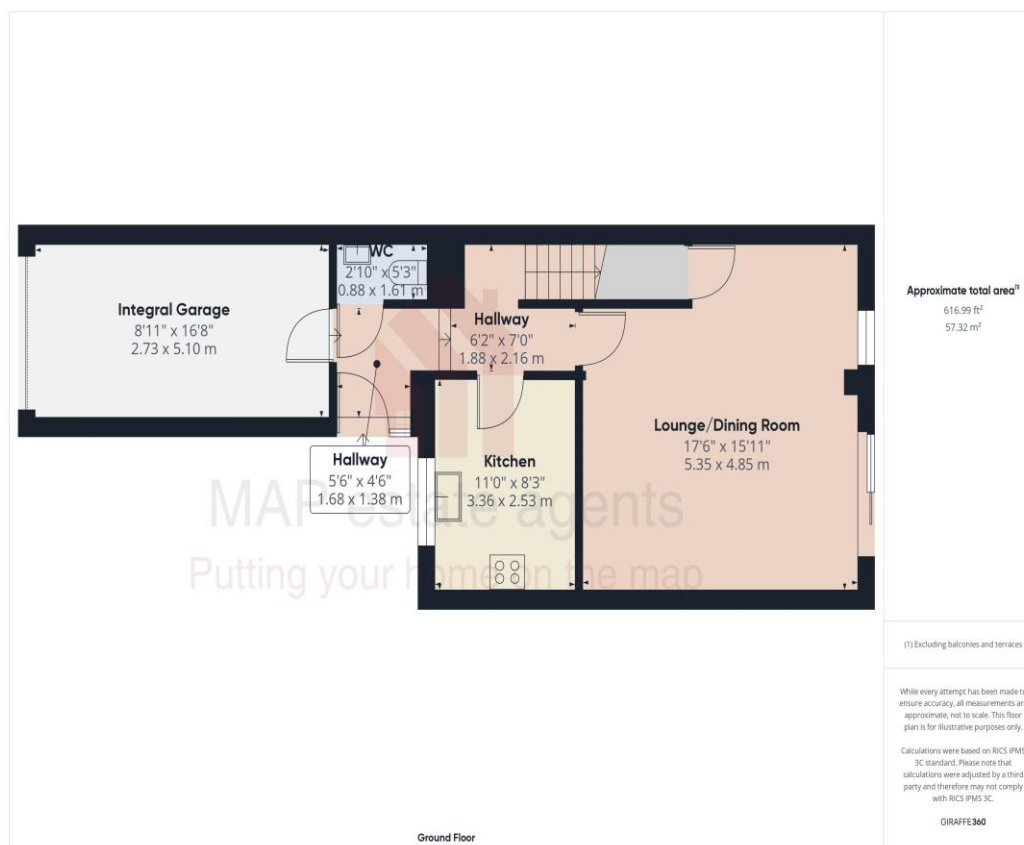


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Modern terraced house
- Three bedrooms
- Lounge/dining room
- Fitted kitchen
- First floor bathroom
- Ground floor WC
- Gas central heating and uPVC double glazing
- Low maintenance gardens
- Integral garage
- Short walk to town and local schooling



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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