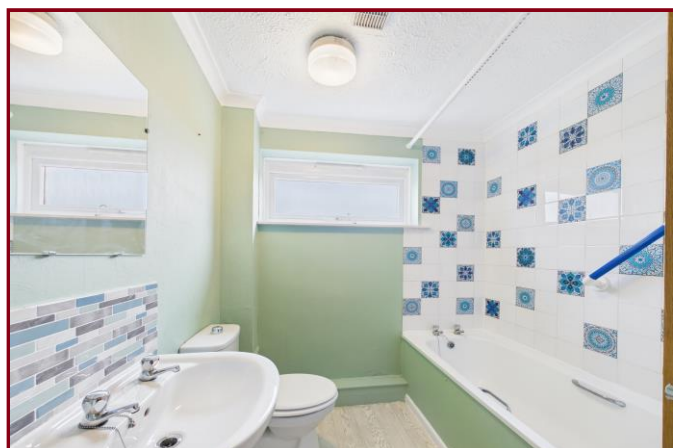




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Putting your home on the map

**Ballard Close,  
Four Lanes, Redruth**

**£210,000  
Freehold**







## Ballard Close, Four Lanes, Redruth

**£210,000**  
**Freehold**

### Property Introduction

This immaculately presented two bedroom end-of-terrace house is being brought to the market with no forward chain.

At ground floor level, there is a generous living room, a striking kitchen/diner and a rear lobby incorporating a handy ground floor cloakroom. On the first floor, one will find two bedrooms and a family bathroom.

The gardens are a lovely feature to this property with the front garden being enclosed by mature shrubbery giving a strong sense of privacy with well stocked borders offering a splash of colour in the summer months. In front of this garden there is gravelled off-road parking for two cars and across the road is a further parking space. The rear garden is once more enclosed and private, laid to patio and backing on to open countryside.

We strongly recommend viewing this fantastic house as we are certain that upon viewing, you will want to make this property your home.

### Location

Four Lanes is situated on the outskirts of the historic mining town of Redruth where local amenities including two Public Houses, a convenience store, schooling, a variety of pleasant walks and cycle routes on the Great Flat Lode.

A wider range of facilities are located in the towns of Redruth and Camborne where a good range of high street multiples are represented whilst the cathedral city of Truro is approximately fifteen miles distant, being the main centre in Cornwall for business and commerce and is home to the Hall for Cornwall located on the piazza.

Four Lanes is ideally situated for accessing both the north and south coasts with their contrasting coastlines - the north being very popular for surfers with impressive clifftop walks whilst the south is renowned for its excellent sailing waters.

### ACCOMMODATION COMPRISES

uPVC half panelled door with obscured side panels to:-

#### ENTRANCE PORCH

Door to:-

#### LIVING ROOM 14' 1" x 11' 10" (4.29m x 3.60m) including staircase

A light and airy room with double glazed window overlooking the front garden. Two radiators, smoke alarm, carbon monoxide alarm and stairs rising to first floor. Door to:-

### KITCHEN/DINER 14' 0" x 10' 5" (4.26m x 3.17m) maximum measurements

Two double glazed windows to the rear overlooking the rear garden. Fitted with a striking range of matching wall and base cupboards with working surfaces over, space for cooker with steel splashback and extractor over, integrated fridge/freezer and composite single drainer sink unit. Two radiators. Door to:-

### REAR LOBBY

Double glazed window to front. Built-in cupboard housing air source boiler and double glazed half panelled door to the rear garden. Door to:-

### GROUND FLOOR CLOAKROOM

Obscure double glazed window to the side. Fitted with a white suite comprising of a low level WC, wash hand basin and radiator.

From living room, stairs rising to:-

### FIRST FLOOR LANDING

Access hatch to loft storage space, smoke alarm, ventilation diffuser and built-in cupboard with slatted shelving. Doors off to:-

### BEDROOM ONE 11' 8" x 10' 9" (3.55m x 3.27m)

uPVC double glazed window to the front with far-reaching views towards the north Cornish coast and sea. Built-in cupboard with slatted shelving and radiator.

### BEDROOM TWO 10' 9" x 7' 4" (3.27m x 2.23m)

Double glazed window to the rear with views over the rear garden and open countryside. Radiator.

### BATHROOM

Obscure double glazed window to the rear. Fitted with a modern suite comprising panelled bathe with 'Mira' Advance Flex electric shower unit over, low level WC and wash hand basin. Radiator.

### OUTSIDE FRONT

To the front of the property, there is a gravelled parking area providing off-road parking for two cars and a further parking space across the road. A gated side path leads to the front garden which is mainly laid to lawn with a patio seating area and well stocked borders giving a good degree of privacy.

### REAR

The rear garden is laid to patio for ease of maintenance and backs onto open fields. Here in the rear garden, there is a useful block-built store.

### SERVICES

Mains electricity, mains water, mains drainage and air source heating.

### AGENT'S NOTE

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

### DIRECTIONS

From Redruth, take the main road towards Helston and proceed into the village of Four Lanes. Passing the garage on the right, take the next left into Ballard Estate and bear right into Ballard Close where the property will be identified on the left-hand side. If using What3words: reckons.adventure.acclaimed

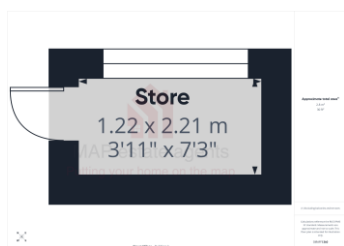
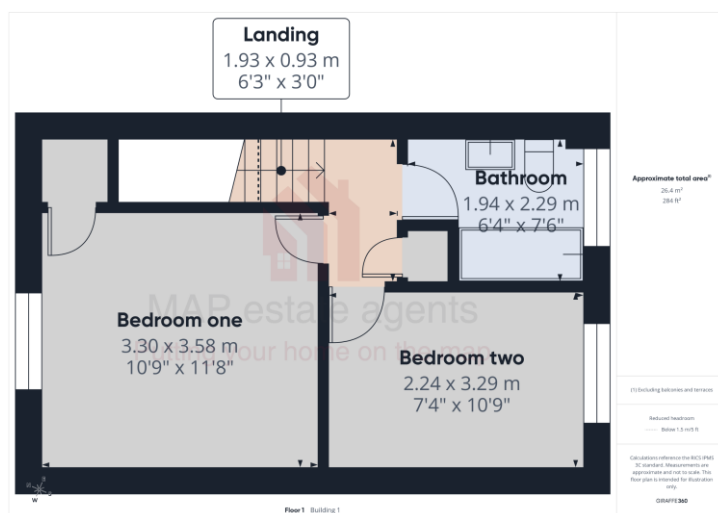
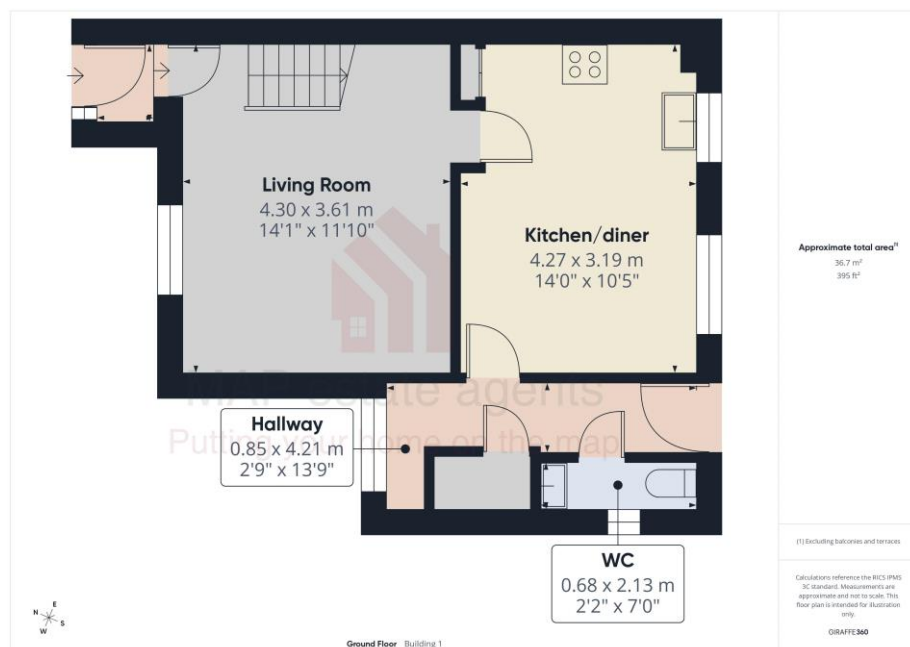


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Immaculately presented house
- End-of-terrace house
- Gardens to front and rear
- Double glazed
- Air source heating
- Two bedrooms
- Striking kitchen/diner
- Generous living room
- Ground floor cloakroom
- Off-road parking for 3 cars, chain-free sale



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