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**Redruth Highway,
Redruth**

**£265,000
Freehold**





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Property Introduction

Situated in a quiet backwater on the Truro side of Redruth, this terraced property offers well proportioned accommodation ideal for family occupation.

Benefiting from three bedrooms with the principal bedroom having an en-suite, stairs lead up to an attic room currently used as an additional bedroom. On the ground floor the lounge/dining room has a feature fireplace with a recessed multi-fuel stove, there is a sun room which is ideal for those looking to work from home and the kitchen has been remodelled with a range of contemporary style units. The property features gas fired central heating and is double glazed. The cottage is set back from the pavement by a low maintenance garden whilst to the rear the garden is enclosed, features an extensive deck which is ideal for alfresco dining and steps lead down to the remainder of the garden which is mainly lawned.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is conveniently located on the north side of the town and having good access to both Redruth and the A30. Cornwall's main town and administrative shopping centre, Truro, is nine miles distant. Redruth offers mainline rail links to London and the north of the country, there are banks, schooling and a mix of local and national shopping outlets.

Redruth also houses Kresen Kernow which is the worldwide centre for those researching Cornwall's history and their heritage. Falmouth the university town for Cornwall is on the south coast and is within eleven miles and Portreath, which is noted for its sandy beach and active harbour on the north coast, is only five miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed window to the front. Tiled floor and radiator. Door to:-

HALLWAY

Stairs to the first floor incorporating storage space under and radiator. Doors opening off to:-

LOUNGE/DINER 17' 7" x 12' 10" (5.36m x 3.91m) maximum measurements

uPVC double glazed window to the front. Focusing on a wood fire surround with recessed multi-fuel stove set on a slate hearth and with a floor to ceiling granite fireplace. Radiator. Glazed door opening to:-

HOME OFFICE/SUN ROOM 9' 5" x 7' 0" (2.87m x 2.13m)

uPVC double glazed French doors opening onto the rear and with uPVC double glazed windows to either side. Exposed painted floorboards and radiator.

KITCHEN 16' 7" x 9' 0" (5.05m x 2.74m) maximum measurements

Enjoying a dual aspect with uPVC double glazed window to side and uPVC double glazed French doors opening onto the rear. Remodelled with a range of eye level and base units having adjoining square edge composite moulded working surfaces and featuring a sculptured inset one and half bowl sink unit with mixer tap and drainer. Space and plumbing for an automatic washing machine, tumble dryer and dishwasher. Vertical radiator, gloss wood effect laminate flooring and spotlighting. There is space for a 'Rangemaster' style cooker which is available by separate negotiation.

FIRST FLOOR LANDING

A central landing with a radiator and staircase to the second floor. Panelled doors opening off to:-

PRINCIPAL BEDROOM 12' 7" x 9' 9" (3.83m x 2.97m)

uPVC double glazed window to the front. Six door wardrobe unit and radiator. Door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the front. Fitted with a vanity wash hand basin, close coupled WC and shower enclosure with plumbed rain head shower. Tiled walls, tiled floor and towel radiator. Spotlighting and storage cupboard.

BEDROOM TWO 11' 2" x 7' 5" (3.40m x 2.26m)

uPVC double glazed window to the rear enjoying distant sea views. Radiator.

BEDROOM THREE 9' 4" x 8' 11" (2.84m x 2.72m) maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the side and rear again enjoying distant sea views. Radiator.

BATHROOM

uPVC double glazed window to the side. Vanity unit with storage and featuring an inset circular wash hand basin, close coupled WC and panelled bath with electric shower over. Extensive ceramic tiling to walls, electric wall heater.

SECOND FLOOR ATTIC ROOM 9' 9" x 9' 3" (2.97m x 2.82m)

Restricted headroom to two sides

Double glazed 'Velux' skylight again with a coastal outlook. Featuring a vaulted ceiling, radiator and eaves storage space. Cupboard housing 'Worcester' combination boiler.

OUTSIDE FRONT

The front garden is enclosed with a gravel pathway leading to the entrance porch and is well stocked with a range of low maintenance shrubs.

REAR GARDEN

The rear garden is enclosed and mainly lawned with a storage shed. There is an extensive deck immediately to the rear of the property which is ideal for alfresco dining and an external water supply.

AGENT'S NOTE

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

DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street and at the give way sign bear left and continue straight across at a roundabout at the top of Mount Ambrose, take the second turning on the right into Redruth Highway and the property will be identified on the left hand side by our For Sale Board. If using What3words:- these.vivid.couriers

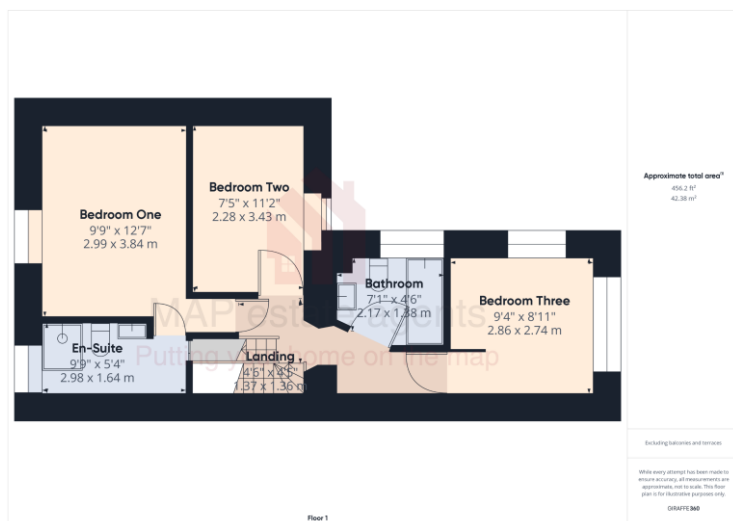


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



MAP's top reasons to view this home

- Character terraced cottage
- Three bedrooms
- Principal bedroom with en-suite
- Converted attic used as a bedroom
- Lounge/dining room
- Home office/sun room
- Contemporary style refitted kitchen
- Gas central heating
- Double glazing
- Gardens to front and rear



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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