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**The Square,
Four Lanes**

**£225,000
Freehold**





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Property Introduction

Offered for sale chain free, this end terrace of three, stone fronted house is ideal as a first home. Benefiting from two double bedrooms and a bathroom on the first floor, the front door opens to an entrance porch accessing a generous lounge and from here there is a fitted kitchen/dining room.

The property has uPVC double glazing and there are modern electric storage heaters supplemented by electric panel heaters on the first floor. Gardens will be found to both the front and rear with the rear garden being enclosed and well stocked with shrubs and bordering farmland.

Set off a shared access to the side is a driveway giving access to a garage and additional parking space.

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

Location

Located in the centre of the village adjacent to the square, this house is within a short walk of schooling for younger children, there is a shop and sub-Post Office nearby and the village still has a choice of Public Houses which contribute to the vitality of the area. The major town of Redruth which has access to the A30 and the mainline Railway Station which connects to London Paddington and the north of England is within two and a half miles, Helston (famed for its Furry Dance) is within seven and a half miles and the south coast resort of Falmouth which is a haven for sailing and home to Cornwall's university is eleven miles distant.

The north coast at Portreath, which has a beautiful sandy beach and active harbour, will be found within six miles and Truro, the administrative and cultural centre for Cornwall will be found within twelve miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed window to side. Glazed door to:-

LOUNGE 17' 3" x 14' 7" (5.25m x 4.44m) maximum measurements
 uPVC double glazed window to front. Stairs to first floor and 'Dimplex Quantum' storage heater. Door to:-

KITCHEN/DINER 14' 6" x 9' 9" (4.42m x 2.97m) maximum measurements
 uPVC double glazed door and window to rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit. Space for cooker with electric cooker point and space and plumbing for an automatic washing machine. 'Dimplex Quantum' storage heater and ceramic tiled floor.

FIRST FLOOR LANDING
 A central landing with an airing cupboard containing hot water tank with immersion heater. Doors open off to:-

BEDROOM ONE 11' 10" x 11' 1" (3.60m x 3.38m) plus recess
 Two uPVC double glazed windows to the front. Wall mounted electric heater.

BEDROOM TWO 14' 6" x 8' 10" (4.42m x 2.69m)
 uPVC double glazed window to the rear enjoying a rural outlook. Electric panel heater.

BATHROOM
 Fitted with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with mixer shower. Part ceramic tiling to walls.

OUTSIDE FRONT
 To the front the property has a lawned garden which is open plan in design.

REAR GARDEN
 The rear garden is enclosed, largely lawned with a range of mature shrubs and there is an external water supply. The rear garden borders farmland and pedestrian access leads out to the side.

GARAGE 16' 3" x 8' 7" (4.95m x 2.61m)
 Up and over door and accessed via the shared driveway to the side of the property. To the side of the garage is a further space ideal for parking one vehicle.

AGENT'S NOTE
 The Council Tax band for the property is band 'B'.

SERVICES
 Services connected include mains water, mains drainage and mains electric.

DIRECTIONS
 On entering the village of Four Lanes from the Redruth side, 'The Square' will be found at a crossroads and just ahead and to the left our 'For Sale' board will identify the entrance leading to the property. If using What3words:- condensed.kickers.standard

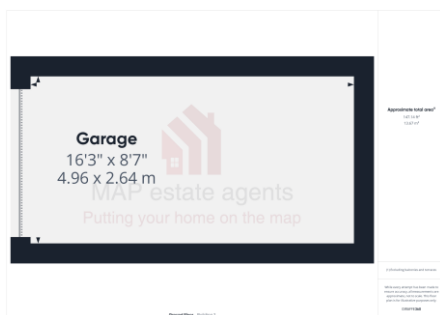
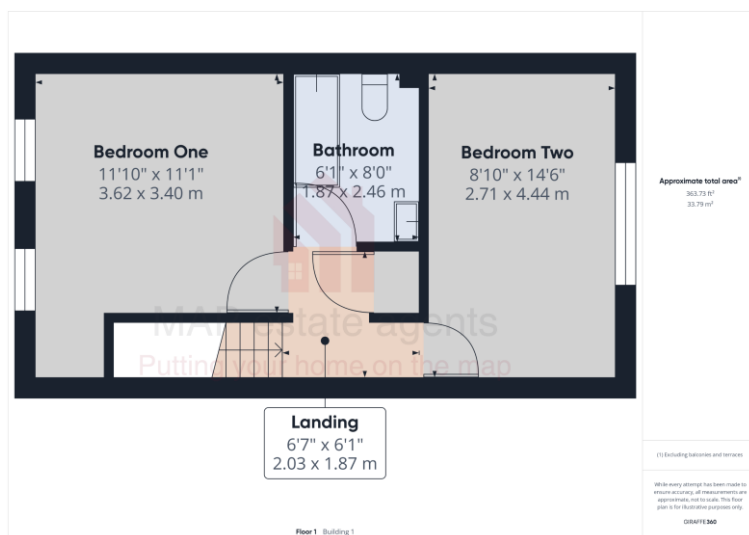


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Chain free sale
- Stone fronted end terrace house
- Two double bedrooms
- Well proportioned lounge
- Fitted kitchen dining room
- First floor bathroom
- uPVC double glazing
- Modern electric heating
- Gardens and garage
- Central village location



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