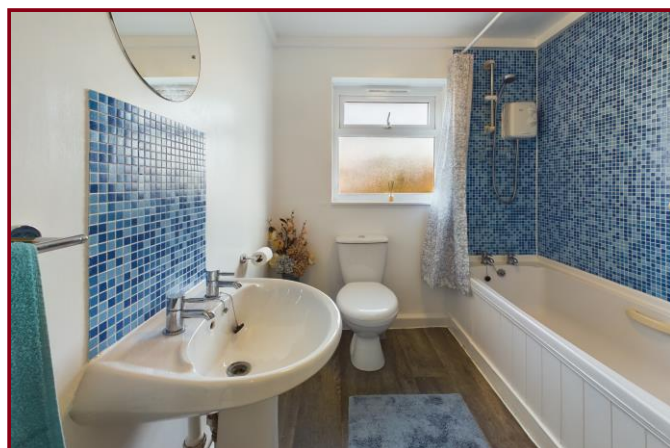




**MAP estate agents**  
Putting your home on the map

**East End,  
Redruth**

**Guide Price £245,000**  
**Freehold**





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## **Property Introduction**

Situated in a popular residential area on the outskirts of Redruth is this well-presented family-size home.

Internally, there are three bedrooms and a bathroom on the first floor and a lounge and kitchen/diner on the ground floor. The windows and doors are uPVC double glazed and there is gas central heating.

Off-road parking for one vehicle is available to the front whilst the rear garden is of a generous size for this type of property.

Ideal as a family home, an appointment to view is strongly recommended!

## **Location**

Nearby, there is a late-night convenience store, the centre of the town will be found within half a mile and here, there are both local and national shopping outlets.

There is also a mainline Railway Station with direct access to London Paddington and the north of England and the A30 trunk road is within a mile.

Schooling is available for all ages within walking distance and the county town of Truro is within ten miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door with stained glass feature opening to:-

#### **HALLWAY**

Turning staircase to the first floor, laminated flooring, under-stairs storage cupboard and radiator. Panelled doors opening off to:-

#### **LOUNGE 12' 4" x 11' 8" (3.76m x 3.55m) maximum measurements into recesses**

uPVC double glazed window to the front. Open fire with slate floor. Wall-mounted shelving and cupboard housing electric meter and fuse box. Laminated flooring.

## KITCHEN/DINER 18' 6" x 11' 0" (5.63m x 3.35m) maximum measurements

uPVC double glazed window to the rear and a uPVC double glazed door opening to the rear. Fitted with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating an inset Belfast sink unit with mixer tap. Space for cooker, plumbing for an automatic washing machine, space for tumble dryer and fridge/freezer. Cupboard housing the gas central heating boiler and tiled flooring. Radiator.

## FIRST FLOOR LANDING

A central landing with a recessed shelf unit and panelled doors opening off to:-

## BEDROOM ONE 13' 2" x 9' 10" (4.01m x 2.99m)

uPVC double glazed window to the front. Fitted wardrobe and exposed floorboards. Radiator.

## BEDROOM TWO 11' 10" x 11' 1" (3.60m x 3.38m)

uPVC double glazed window to the rear. Radiator.

## BEDROOM THREE 9' 10" x 7' 10" (2.99m x 2.39m)

uPVC double glazed window to the front. Over-stairs storage cupboard. Radiator.

## BATHROOM

uPVC double glazed window to the rear. A contemporary-style suite consisting of pedestal wash hand basin, low level WC and panelled bath with electric shower over. Extensive ceramic tiling to walls and laminated flooring. Wall-mounted units and small cupboard. Radiator.

## OUTSIDE FRONT

To the front of the property, there is a gravel area with pedestrian access to the front door and parking for one small vehicle.

## REAR GARDEN

The rear garden is generous in size and enclosed with fencing. Immediately to the rear is a small patio with step up to a lawn.

## SERVICES

Mains electricity, mains water, mains drainage, mains gas and broadband/telephone, subject to tariffs and regulations.

## AGENT'S NOTE

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

## DIRECTIONS

From Redruth Railway Station, proceed up the hill into Higher Fore Street. At the Give Way junction, bear left into East End and continue on into Bullers Terrace where the property will be identified on the left-hand side by a For Sale board. If using What3words: finders.paper.toasters

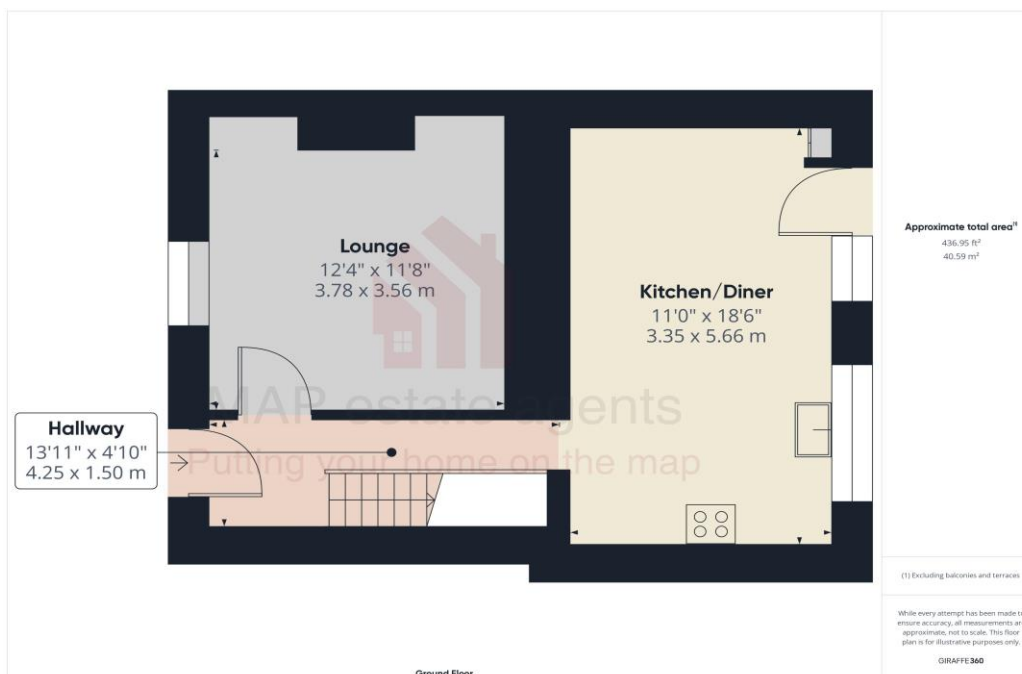


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Charming terraced cottage
- Three bedrooms
- Lounge
- Generous size kitchen/diner
- Good size rear gardens
- Off-road parking
- Gas central heating and double glazing
- Popular location



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