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**Little Gilly Hill,
Redruth**

**Auction Guide Price £95,000+
Plus Fees
Freehold**





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Property Introduction

AUCTION, AUCTION, AUCTION! For sale by online auction on 1 May 2024. Located within a popular residential part of Redruth, this end-terraced stone-fronted house is being offered for sale with no onward chain.

Having been in the ownership of the same family for many years, this three-bedroom property would now benefit from a program of refurbishment and modernisation, in addition to a separate lounge and Kitchen/diner, there are three bedrooms and a bathroom on the first floor. The majority of the property benefits from uPVC double glazing and there is an open fire in the lounge. The rear garden is enclosed, laid mainly to lawn and features an extensive patio and a garden shed.

Offered for sale in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property, please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

The property is situated less than half a mile from the town centre. Redruth offers a range of local and national retail outlets, there are banks, a Post Office and a mainline Railway Station which connects with London Paddington and the north of England. Redruth is also home to Kresen Kernow which houses the world's largest collection of archive and library material relating to Cornwall.

The A30 trunk road runs to the north of the town and gives a direct route out of the county. The north coast at Portreath is within five miles and Truro, the administrative and cultural centre of Cornwall, is within ten miles. The south coast university town of Falmouth is within nine miles.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE HALLWAY

Staircase to first floor. Door to:-

LOUNGE 13' 7" x 11' 7" (4.14m x 3.53m) maximum measurements into recesses, including staircase

uPVC double glazed window to the front. Focusing on a wood fire surround. Door opening to:-

KITCHEN/DINER 11' 7" x 11' 1" (3.53m x 3.38m) maximum measurements

uPVC double glazed door opening to a lean-to construction currently used as storage 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 and cooker point. Space and plumbing for an automatic washing machine.

FIRST FLOOR LANDING

Doors opening off to:-

BEDROOM ONE 10' 6" x 9' 2" (3.20m x 2.79m) maximum measurements, L-shaped

uPVC double glazed window to rear overlooking the garden.

BEDROOM TWO 11' 8" x 6' 6" (3.55m x 1.98m)

uPVC double glazed window to the front. Loft Access.

BEDROOM THREE 8' 8" x 6' 8" (2.64m x 2.03m) maximum measurements, L-shaped

uPVC double glazed window to the front.

BATHROOM

uPVC double glazed window to the side. Fitted with a low level WC, pedestal wash hand basin and panelled bath with electric shower over.

OUTSIDE

To the rear of the cottage is a generous garden with patio and with steps leading to a lawn and vegetable area. Gated access to the side of the property provides external access to the garden with the neighbouring cottages having a right of way across the rear patio.

SERVICES

Mains electricity, mains drainage and mains water.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'. The property will be sold via online auction on 1st May 2024. For full details of the auction conditions please contact our joint auctioneers Clive Emson, Land and Property Auctioneers on 01392 366555. A copy of the Mining search will be available for download from the Clive Emson website. www.cliveemson.co.uk

DIRECTIONS

Proceed along Penryn Street and under the viaduct into Falmouth Road. Proceed past Trewirgie School and on your right-hand side, you will see a small turning marked 'Little Gilly Hill'. We suggest you leave your car in Falmouth Road and initially walk to the property. The property is located on the left-hand side. If Using What3words: [oppose.insects.trackers](https://www.what3words.com/)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | 52 |
| (21-38) | F | | |
| (1-20) | G | 9 | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



MAP's top reasons to view this home

- Chain-free sale
- End-of-terrace cottage
- Three bedrooms
- 13' Lounge
- 11' Kitchen/diner
- First floor bathroom
- Generous-size rear garden
- Needs modernisation and updating
- Near to schools and local amenities
- To be sold via online auction on 1st May 2024



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

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

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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