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**Roseland Gardens,
Redruth**

**£270,000
Freehold**





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Property Introduction

For sale chain free, this semi-detached house located at the entrance to the popular Roseland Gardens development is being sold for the first time since being built in 1969.

Now requiring some updating, there are three bedrooms and a bathroom on the first floor, the ground floor has a separate lounge/dining room which were originally one and could be recombined, if desired. There is a fitted kitchen, utility room and a second WC.

One will find a gas fired central heating system and the majority of the property is double glazed.

Benefiting from generous gardens to both front and rear, ample parking is available on the long drive to the front and there is an attached integral garage. Within walking distance of local schools, this house has much to commend it and viewing our interactive virtual tour is strongly recommended.

Location

Ideal for access to the A30 trunk road and the north coast beaches at Porthtowan and Portreath, Redruth is within half a mile. The town of Redruth offers a range of both national and local retail outlets, there are banks, a mainline Railway Station that connects with London Paddington and the north of England and schooling is available for all ages. Redruth is also home to Kresen Kernow which houses the largest collection of archive and library material relating to Cornish history.

Truro, the administrative and cultural centre of Cornwall, is within ten miles and the south coast university town of Falmouth is within a similar distance.

ACCOMMODATION COMPRISES

Aluminium framed double glazed sliding door opening to:-

ENTRANCE PORCH

Glazed door opening to:-

HALLWAY

Stairs to first floor, recessed storage cupboard and radiator. Doors open off to:-

LOUNGE 14' 2" x 11' 6" (4.31m x 3.50m) maximum measurements

into recess

uPVC double glazed window to the front. Focusing on a wood fire surround with tiled back and hearth housing a gas coal effect fire. Radiator and room divider.

KITCHEN 11' 1" x 8' 9" (3.38m x 2.66m) plus recess

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset colour coordinated one and a half bowl sink unit with mixer tap. Built-in eye level 'Hotpoint' double oven, four ring gas hob with cooker hood over and extensive ceramic tiling to walls. Under stairs storage cupboard. Doors opening off to dining room and utility.

DINING ROOM 9' 6" x 8' 8" (2.89m x 2.64m)

uPVC double glazed window to the rear. Radiator.

UTILITY 6' 9" x 5' 6" (2.06m x 1.68m)

uPVC double glazed door to rear. Fitted with a base unit with adjoining roll top edge working surface and having space and plumbing beneath for an automatic washing machine. Door to integral garage and:-

CLOAKROOM

Single glazed window to the rear. Close coupled WC and corner wash hand basin. Extensive tiling to walls and towel radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side enjoying an outlook towards Carn Brea and the north coast. Recessed airing cupboard with shelving and radiator. Doors opening off to:-

BEDROOM ONE 13' 2" x 10' 11" (4.01m x 3.32m) maximum measurements into recess

uPVC double glazed window to the front enjoying an open semi-rural outlook. Extensive bedroom fittings with storage and hanging space and a radiator.

BEDROOM TWO 11' 1" x 10' 4" (3.38m x 3.15m) maximum measurements

uPVC double glazed window to the rear. Recessed five door wardrobe and radiator.

BEDROOM THREE 7' 11" x 6' 7" (2.41m x 2.01m)

uPVC double glazed window to the front enjoying a similar outlook to bedroom one. Radiator.

BATHROOM

uPVC double glazed window to the rear. Restyled with a hidden cistern WC and vanity wash hand basin, quadrant shower enclosure with plumbed shower and shower boarding to walls. Radiator.

OUTSIDE FRONT

Set back from the road by a generous mainly lawned garden with an ornamental pond and mature hedging. The drive gives additional parking for several vehicles and there is parking to the side of the attached integral garage.

REAR GARDEN

The rear garden is again of a generous size, enclosed and largely lawned with shrub borders.

INTEGRAL GARAGE 18' 1" x 10' 0" (5.51m x 3.05m)

Automatic up and over door to the front and having power and light connected.

AGENT'S NOTE

Please be advised, the Council Tax Band for the property is band 'C'.

DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street. At a give way junction bear left into East End and then take first left into Drump Road, just prior to a railway over bridge, turn right into Stanley Way and then turn right again into Roseland Gardens where the property will be identified on the left hand side. If using What3words:- loudness.talkative.suffer

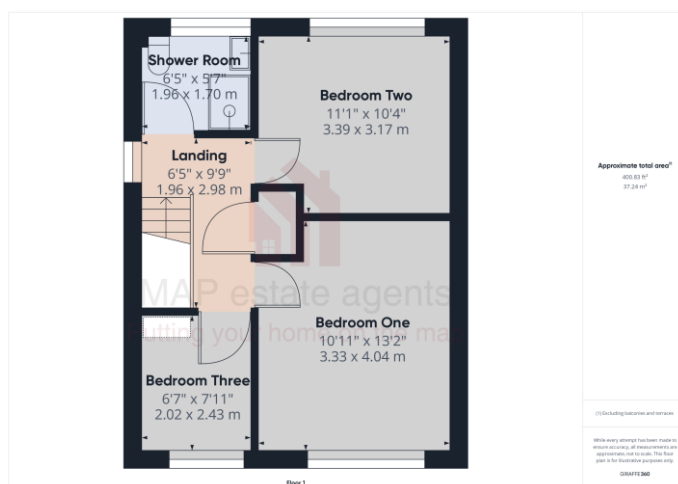
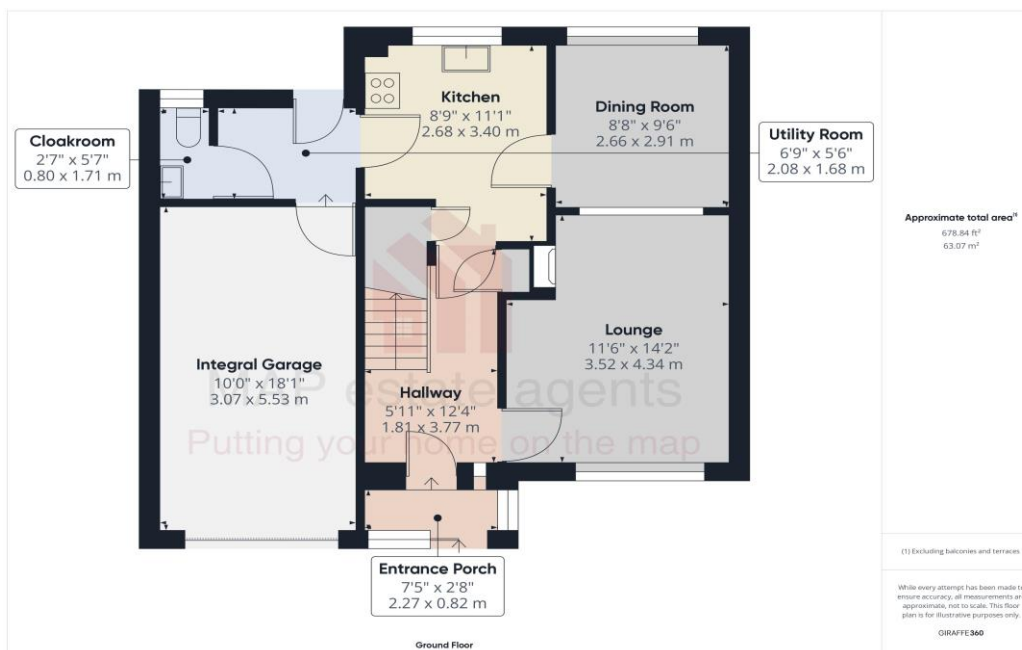


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		83
C	(69-80)		
D	(55-68)	66	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached family home
- Three bedrooms
- Remodelled first floor shower room
- Lounge and dining room
- Fitted kitchen
- Utility and second WC
- Double glazed (excluding one window)
- Gas central heating
- Generous gardens to front and rear
- Chain free sale



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

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01326 702333 (Falmouth & Penryn)
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