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**Albany Road,
Redruth**

**£190,000
Freehold**





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Property Introduction

Presented to an extremely high standard, this terraced house is in a favoured residential road and has been the subject of extensive updating by our vendor in recent years.

Offering a double size bedroom and a bathroom on the first floor, the lounge focuses on a wood burning stove and the kitchen/diner has a contemporary range of fitted units. Fully double glazed with uPVC units, the property is warmed by a gas fired combination boiler supplying radiators.

To the outside there is a lawned garden to the front whilst the rear garden is on two levels and features a slabbed patio with steps up to a lawn. In summary, a superb property, ideal for a first time buyer or a single person, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Albany Road is a tree lined road situated on the Falmouth side of Redruth and within a short distance one will find Victoria Park and Trefusis Playing Field. Redruth offers a range of both national and local retail outlets, there is a bank and a mainline Railway Station which connects with London Paddington and the north of England. Schooling is available for all ages within walking distance and Kresen Kernow, which has the largest collection of archive and library material relating to Cornwall's history, is located within the town.

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

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

ENTRANCE VESTIBULE

Stairs to the first floor. Laminate flooring, radiator. Door to:-

LOUNGE 15' 10" x 11' 1" (4.82m x 3.38m)

uPVC double glazed window to the front. Focusing on a stone fire surround and hearth housing a semi-recessed wood burning stove, laminate flooring and radiator. Under stairs storage cupboard. Doorway to:-

KITCHEN/DINER 12' 8" x 8' 3" (3.86m x 2.51m)

uPVC double glazed door and window to rear. Fitted with a range of eye level and base gloss white finished units with adjoining square edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in 'Hotpoint' eye double oven, inset ceramic hob with stainless steel hood over and space and plumbing for an automatic washing machine. Extensive ceramic tiled splashbacks, laminate flooring and radiator.

FIRST FLOOR LANDING

Access to loft space, panelled doors open off to:-

BEDROOM 14' 11" x 10' 0" (4.54m x 3.05m) maximum measurements into recess

uPVC double glazed window to the front. Recessed over stairs storage cupboard. Radiator.

BATHROOM

uPVC double glazed window to rear. Remodelled with a close coupled WC, vanity wash hand basin and double end bath with mixer tap and featuring a plumbed shower over. Extensive ceramic tiling to walls and towel radiator.

OUTSIDE FRONT

The front garden is enclosed by a stone wall and is largely lawned with planted borders.

REAR GARDEN

The rear garden is enclosed, on two levels and immediately to the rear of the property is a paved patio and from here steps lead up to the remainder of the garden which is lawned. Pedestrian access leads out to the rear and leads to Park Road where one will find Victoria Park or Trefusis Playing Field.

SERVICES

Mains electric, mains gas, mains water and mains drainage.

AGENT'S NOTE

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

DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights, after passing St Andrews Church on the left hand side take the next turning left into Park Road and then turn immediately right where the property will be found on the left hand side, identified by our 'For Sale' board. If using What3words:- sneezing.power.fruits

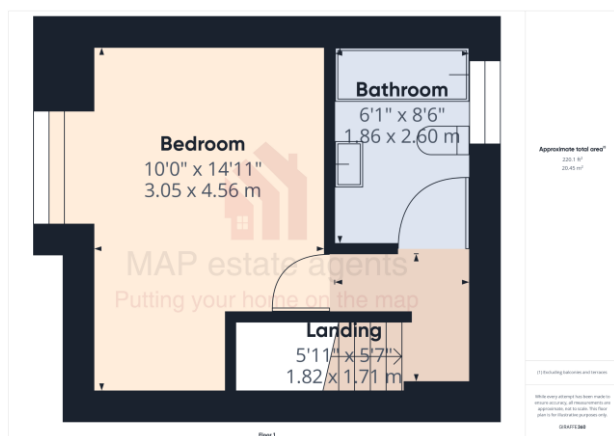


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Extensively updated terraced house
- One double size bedroom
- Remodelled first floor bathroom
- Lounge with wood burner
- Contemporary style fitted kitchen/diner
- uPVC double glazing
- Gas fired central heating
- Enclosed gardens to front and rear
- Ideal first time buyer
- View strongly recommended



01209 243333 (Redruth & Camborne)
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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