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**Colebrook Close,
Redruth**

**£265,000
Freehold**





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Property Introduction

This two bedroom detached bungalow sits on a generous corner plot with garage and parking.

The bungalow consists of lounge with wood burner, kitchen/diner, two bedrooms and a bathroom.

Outside there are gardens to the front and rear.

The property benefits from recently installed LPG gas central heating (August 2023). Some further updating within the property is required.

Location

The property is conveniently located for access to the A30 and within walking distance of Redruth School, the out of town 'Tesco' store and the town centre. Redruth offers a wide range of both national and local retail outlets as well as banks, building societies, Post Office and supermarkets.

The Railway Station provides a link to the cathedral city of Truro and mainline links to London Paddington and the north of England. The north coast of Portreath is within five miles and the south coast at Falmouth is within ten miles.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

HALLWAY

Coat storage and radiator. Doors off to:-

LOUNGE 15' 5" x 10' 11" (4.70m x 3.32m) maximum measurements

Double glazed window to the front elevation focusing on a fireplace with mantelpiece and hearth housing a wood burning stove. Radiator.

KITCHEN/DINER 15' 8" x 12' 8" (4.77m x 3.86m) plus door recess DINING AREA

Two useful storage cupboards. Radiator. Archway to the:-

KITCHEN

A light and bright dual aspect room with a range of wall and floor mounted cupboards with worktop over incorporating a sink and drainer. Space for washing machine, fridge/freezer and cooker. Double glazed door to the rear garden.

BEDROOM ONE 10' 11" x 10' 11" (3.32m x 3.32m)

Double glazed window, fitted wardrobe and radiator.

BEDROOM TWO 9' 11" x 8' 7" (3.02m x 2.61m)

Double glazed window, fitted wardrobe and radiator.

BATHROOM

Double glazed obscured window. Vanity wash hand basin, concealed cistern WC and bath with electric shower over. Tiled wall surround.

OUTSIDE FRONT

To the front of the property is a driveway providing parking and leading to the garage. The front garden is laid to lawn, wraps around the property to the one side and is enclosed by hedging. A pedestrian gate provides access to the side.

GARAGE 17' 10" x 9' 1" (5.43m x 2.77m)

Up and over door, lighting and electric.

REAR GARDEN

The rear garden is enclosed with a generous patio and deck. Pedestrian door to garage and gate providing access to the side.

AGENT'S NOTE

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

DIRECTIONS

From the traffic lights in the centre of Redruth proceed towards the Tesco Superstore on Tolgus Hill, turn right at Plain An Gwarry, continue along Treleigh Terrace then left into Colebrook Close. If using What3words:- perused.swarm.harmonica



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Positioned on a generous corner plot
- Detached bungalow
- Two bedrooms
- Lounge with wood burner
- Kitchen/diner
- Bathroom
- LPG Gas central heating (installed August 2023)
- Enclosed rear garden
- Garage
- Driveway parking



01209 243333 (Redruth & Camborne)
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sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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