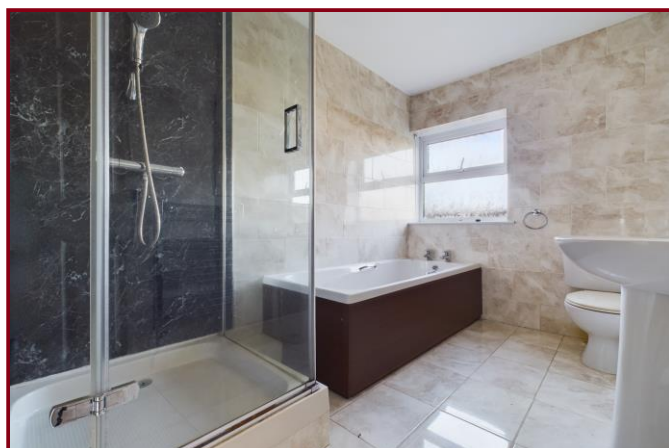




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**Raymond Road,
Redruth**

**Offers in the Region Of £195,000
Freehold**





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Property Introduction

To be sold to cash purchasers only and offering scope to update, this stone-fronted terraced house close to the town centre is being offered for sale with no onward chain. There are three bedrooms and a remodelled bathroom on the first floor, on the ground floor, one will find a lounge, dining room and a fitted kitchen and utility. There is a cloakroom, heating is provided by a gas fired combination boiler and the windows and doors are uPVC double glazed.

To the outside, there are low maintenance gardens to both front and rear, that at the rear being secure for younger children and an added bonus with the property is the generous garage/workshop situated at the bottom of the rear garden.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this property.

Location

Raymond Road is on the Falmouth side of Redruth and within a third of a mile from the town centre. Redruth offers a range of both national and local shopping 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 the Kresen Kernow, which is the largest collection of library and archive 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 south coast university town of Falmouth is within nine miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

Ceramic tiled floor, staircase to first floor and radiator. Door to:-

LOUNGE 11' 4" x 10' 7" (3.45m x 3.22m) maximum measurements

uPVC double glazed window to the front. Radiator. Two glazed doors open to:-

DINING ROOM 13' 2" x 11' 6" (4.01m x 3.50m) maximum measurements, irregular shape

Ceramic tiled floor, radiator and two recessed cupboards. Wide squared archway through to:-

UTILITY 8' 8" x 8' 7" (2.64m x 2.61m) maximum measurements,

L-shaped

uPVC double glazed French doors opening onto the rear garden. Fitted with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating space and plumbing for an automatic washing machine. Ceramic tiled floor and inset spotlighting. Squared archway through to:-

KITCHEN 12' 10" x 5' 11" (3.91m x 1.80m) maximum measurements

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 sink unit. Inset ceramic hob with stainless steel cooker hood over and built-in electric oven under. Ceramic tiled floor, radiator and inset spotlighting. Wall-mounted 'Worcester' combination gas boiler.

CLOAKROOM

uPVC double glazed window to the rear. Close coupled WC, wash hand basin and ceramic tiled floor.

FIRST FLOOR LANDING

A central landing with access to loft space and panelled doors opening off to:-

BEDROOM ONE 12' 5" x 7' 8" (3.78m x 2.34m) maximum measurements

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 9' 0" x 6' 4" (2.74m x 1.93m) maximum measurements

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 10' 9" x 9' 4" (3.27m x 2.84m) maximum measurements

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a contemporary suite consisting of a low level WC, pedestal wash hand basin, panelled bath and a separate shower enclosure with plumbed shower incorporating shower boarding. Full ceramic tiling to walls, ceramic tiled floor and towel radiator.

OUTSIDE FRONT

The front garden is enclosed by a low height granite capped wall setting it back from the pavement and has been designed with ease of maintenance in mind being largely paved with shrubs.

REAR GARDEN

The rear garden is enclosed and has a low maintenance theme with gravelled beds and shrubs and leads to the garage/workshop at the bottom of the garden.

GARAGE/WORKSHOP 16' 11" x 15' 3" (5.15m x 4.64m) maximum measurements

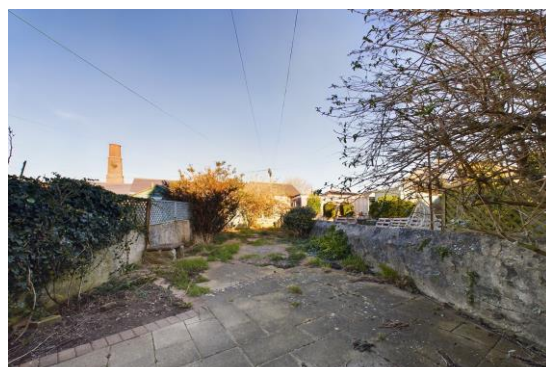
Four folding doors opening onto a rear service lane. uPVC double glazed window to the garden and courtesy door to the garden.

SERVICES

Services connected to the property are mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'. An inspection by a qualified structural engineer has revealed that the rear extension is coming away from the original house and needs remediation. Buyers are advised to make their own enquiries relating to this. As a result of this the property wouldn't be considered for mortgage purposes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	64	
(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

- Cash purchase only
- Terraced granite fronted house
- Three bedrooms
- Lounge and dining room
- Fitted kitchen
- Ground floor cloakroom
- Remodelled first floor bathroom
- Gas central heating
- uPVC double glazing
- Gardens and large garage/workshop



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

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