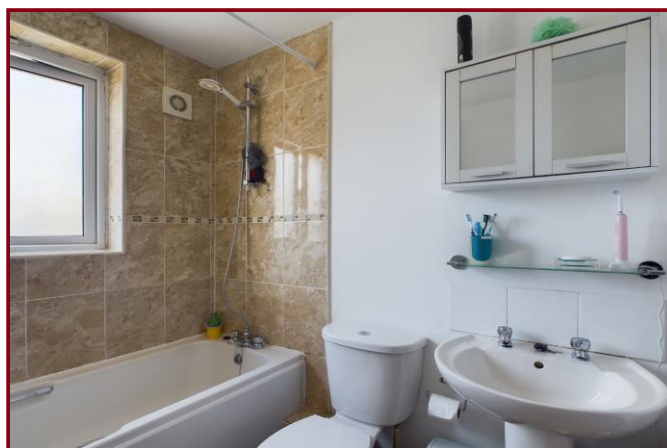




**MAP estate agents**  
Putting your home on the map

**Illogan Highway,  
Redruth**

**£225,000  
Freehold**





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Redruth**

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Freehold**

## **Property Introduction**

Offered for sale with no forward chain, the property is conveniently situated within walking distance of a wide range of local amenities.

The ground floor incorporates the kitchen, cloakroom/WC and living room with patio doors on to the garden. Upstairs there are three bedrooms and the family bathroom.

To the rear of the property there is an enclosed garden with raised deck seating area and an off-road parking space.

## **Location**

Convenient for schooling of all ages, there is a convenience store and Post Office in Higher Broad Lane and a choice of major supermarkets is available in Illogan Highway. The nearest major town, Redruth, is only one and a half miles distant and here one will find both local and national retail outlets, there is mainline Railway Station with direct links to London Paddington and the north of England. The A30 trunk road runs to the north of the town.

The north coast and beach at Portreath is within five miles, the south coast university town of Falmouth is within eleven miles and Truro, the administrative and cultural centre of Cornwall is some thirteen miles distant.

## **ACCOMMODATION COMPRISES**

Double glazed panel door to:-

### **ENTRANCE HALL**

Stairs rising to first floor. Radiator. Doors to:-

### **CLOAKROOM/WC**

Fitted with a close coupled WC and wall mounted wash hand basin. Extractor fan.

## STORAGE CUPBOARD

### KITCHEN 10' 5" x 6' 10" (3.17m x 2.08m) plus door recess

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a stainless steel single drainer sink unit with mixer tap over. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to front. Complementary wall tiling. Tiled flooring.

### LIVING ROOM 16' 1" x 11' 11" (4.90m x 3.63m)

A lovely light and airy space with sliding double glazed patio doors to rear garden. Double glazed window to rear. Radiator. From entrance hall, stairs to:

### FIRST FLOOR LANDING

Access to boarded loft storage space. Smoke alarm. Doors off to:-

### BEDROOM ONE 9' 4" x 8' 11" (2.84m x 2.72m)

Double glazed window to rear. Radiator.

### BEDROOM TWO 12' 4" x 6' 10" (3.76m x 2.08m) plus door recess

Double glazed window to rear. Radiator.

### BEDROOM THREE 10' 7" x 6' 10" (3.22m x 2.08m) plus door recess

Double glazed window to front. Radiator.

### BATHROOM

Fitted with a modern white suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Obscure double glazed window to front. Radiator. Complementary wall tiling.

### OUTSIDE

To the rear of the property there is a generous enclosed garden, ideal for children and pets incorporating a raised deck seating area. The side gated access in turn leads to the off-road parking space.

### SERVICES

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

### AGENT'S NOTE

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

### DIRECTIONS

From Morrisons at Pool, proceed east along Agar Road and then take the second left turning on to Chilli Road. The property will be seen after a short distance on the right hand side. If using What3words:- fixtures.taxpayers.spice

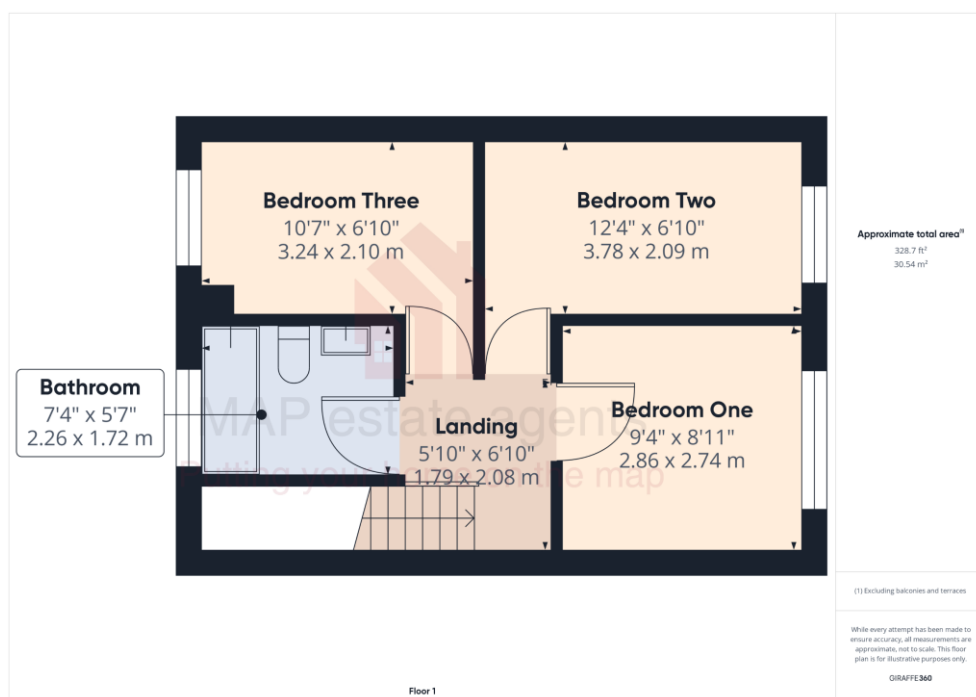


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Three bedrooms
- Ground floor cloakroom
- Gas central heating and double glazing
- Enclosed rear garden
- Off-road parking
- Close to amenities
- No forward chain
- Ideal first time buy/investment



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