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**Mount Ambrose,
Redruth**

**£335,000
Freehold**





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Property Introduction

Chapeau Gris is a generously proportioned detached bungalow being offered for sale with no onward chain.

Requiring a program of updating and modernisation, there are three double size bedrooms, a generous lounge with an outlook towards the north coast and in addition to the fitted kitchen, there is a dining room and from here, there is access to a large conservatory which, again, has an outlook to the rear. The bungalow has original wood flooring to many of the rooms, there is gas central heating and partial double glazing.

Set back from the road by a dwarf stone wall, there is ample parking and turning with access to the attached garage. The rear garden is enclosed, largely lawned and features an enclosed patio.

Ideal for someone looking to create a home to their own taste and specification, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The bungalow is conveniently located on the north side of the town and has good access to both the town centre and the A30 trunk road.

Cornwall's main town and administrative centre, Truro, is nine miles distant, Redruth offers a mainline Railway Station with direct links to London Paddington and the north of England and there is also a mix of local and national shopping outlets together with schooling for all ages.

Falmouth, the university town of Cornwall on the south coast, is within eleven miles and the north coast at Portreath, which is noted for its sandy beach and active harbour will be found within five miles.

ACCOMMODATION COMPRISES

Double glazed composite door opening to:-

HALLWAY

L-shaped with wood block flooring, dado rail and recessed two-door hanging cupboard with a further single-door hanging cupboard. Radiator and access to loft space. Doors opening off to:-

LOUNGE 15' 10" x 13' 0" (4.82m x 3.96m) maximum measurements

Enjoying a triple aspect with two portal windows to the side, a double glazed window to the rear enjoying an outlook towards the north coast and a further window to the side. Focusing on a minster-style fire surround with an inset enclosed solid fuel stove, wood flooring and two radiators.

KITCHEN 14' 9" x 9' 0" (4.49m x 2.74m) maximum measurements

uPVC double glazed window to the side and single glazed door to the side. Fitted with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating an stainless steel single drainer sink unit with mixer tap. Inset ceramic hob with hood over. Gas cooker point, space for fridge and space and plumbing for an automatic washing machine. Extensive ceramic tiled splashbacks, integrated fridge and wall-mounted 'Alpha' gas boiler.

DINING ROOM/BEDROOM FOUR 10' 7" x 10' 0" (3.22m x 3.05m) maximum measurements

Two glazed doors opening onto the conservatory. Wood block flooring and radiator.

CONSERVATORY 22' 0" x 9' 2" (6.70m x 2.79m) maximum measurements into recess

Enjoying a triple-aspect with double glazed windows and featuring a laminate floor. Door to side and steps down to rear garden. Subject to updating, this room would make a superb family room. Returning to hallway, doors off to:-

BEDROOM ONE 14' 0" x 10' 7" (4.26m x 3.22m)

uPVC double glazed window to conservatory. Wood flooring and radiator.

BEDROOM TWO 13' 0" x 10' 0" (3.96m x 3.05m)

uPVC double glazed window to the front. Wood block flooring and radiator.

BEDROOM THREE 13' 0" x 11' 10" (3.96m x 3.60m) maximum measurements

uPVC double glazed window to the front. Wood block flooring.

SEPARATE WC

uPVC double glazed window to the front. Close coupled WC and extensive ceramic tiling to walls.

SHOWER ROOM

uPVC double glazed window to the front. Restyled with a vanity wash hand basin with counter top incorporating storage beneath and with a corner shower enclosure with plumbed shower. Full ceramic tiling to walls, towel radiator and recessed airing cupboard.

OUTSIDE FRONT

To the front, the property is enclosed by a dwarf stone wall and laid largely to lawn with mature shrubs. There is ample parking and turning space and access to the attached garage. Pedestrian access leads to one side.

ATTACHED GARAGE 17' 8" x 10' 0" (5.38m x 3.05m)

Automatic roller door and having power and light connected. Double glazed window to the rear and door to the rear.

REAR

The rear garden is enclosed and offers a high level of privacy, largely lawned, there is a mature apple tree and an extensive part enclosed patio ideal for al fresco dining and outside entertaining.

SERVICES

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

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

DIRECTIONS

From Redruth Railway Station, proceed up the hill turning slight left into East End and then continue along East End into Bullers Terrace and at the top of the hill at a mini roundabout, take the first exit towards Mount Ambrose, dropping down into Mount Ambrose, after passing the turning on the left to Knights Way, the bungalow will be identified on the left-hand side by a 'For Sale' board. If using What3words: limiting.tablet.witless



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Chain-free sale
- Detached non-estate bungalow
- Three/four bedrooms
- Lounge with outlook to the rear
- Dining room/bedroom four
- Large conservatory to the rear
- Fitted kitchen
- Partial double glazing and gas heating
- Gardens, parking and garage
- Requires updating and modernisation



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