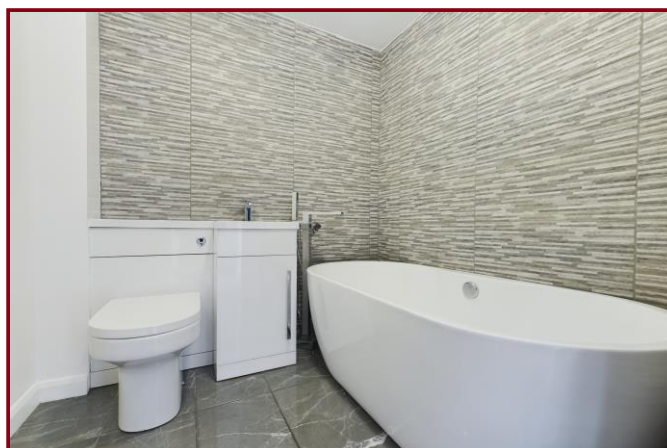
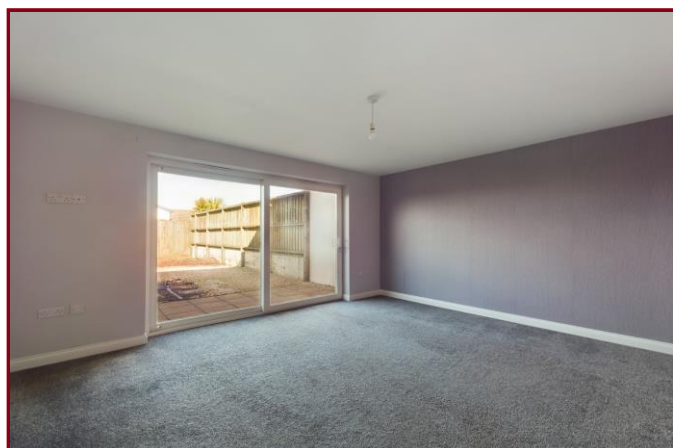




MAP estate agents
Putting your home on the map

**Chy Bre,
Mount Ambrose, Redruth**

**£275,000
Freehold**





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Property Introduction

Presented to a high standard, this modern terraced house is being offered for sale with no onward chain. Ideal as a first home or for those looking to move up the property ladder, the property is located off Mount Ambrose in a traffic-free location.

On entering this home there is a well-appointed kitchen/dining room, a lounge which overlooks the rear garden and a cloakroom. Stairs lead to the first floor where there are two bedrooms and a contemporary style bathroom and further stairs leads to the principal bedroom with an ensuite shower room. Fully double glazed, there is gas central heating.

To the outside there are gardens to both front and rear and parking is available for two cars on the access off Mount Ambrose. In summary, a superb property which is ready to move into. Viewing our interactive virtual tour is strongly recommended prior to a closer inspection.

Location

Set off Mount Ambrose in a private location, the property 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 city 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 national and local outlets together with schooling for all ages.

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

ACCOMMODATION COMPRISES

Composite door opening to:-

HALLWAY

uPVC double glazed window to the front. Laminate flooring and radiator. Stairs to first floor with storage cupboard beneath and panelled doors opening off to:-

KITCHEN/DINER 13' 0" x 7' 7" (3.96m x 2.31m) maximum measurements

uPVC double glazed window to the front. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and with an inset stainless steel single drainer sink unit

with mixer tap. Built-in stainless steel oven with four ring gas hob and stainless steel hood over, Integrated fridge and freezer and integrated washing machine. Extensive ceramic tiling to splashbacks, inset spotlighting and laminate flooring. Radiator.

LOUNGE 14' 2" x 12' 6" (4.31m x 3.81m)

Large uPVC double glazed sliding patio door overlooking the rear garden. Radiator.

CLOAKROOM

uPVC double glazed window to the front. Fitted with a pedestal wash hand basin and close coupled WC. Wall mounted 'Worcester' combination gas boiler, radiator and linoleum flooring.

FIRST FLOOR LANDING

Recessed cupboard. Door to stairs leading to second floor and doors opening off to:-

BEDROOM TWO 14' 1" x 9' 2" (4.29m x 2.79m) maximum measurements

Two uPVC double glazed windows to the rear enjoying a distant outlook towards the north coast. Radiator.

BEDROOM THREE 9' 10" x 7' 7" (2.99m x 2.31m)

uPVC double glazed window to the front. Radiator.

BATHROOM

Contemporary in style with a vanity wash hand basin incorporating a concealed cistern WC and with a free standing double end bath with independent pillar mixer tap with shower head. Extensive ceramic tiling to walls, gloss ceramic tiling to floor and towel radiator.

SECOND FLOOR - PRINCIPAL BEDROOM ONE 16' 4" x 8' 9" (4.97m x 2.66m) plus door recess, some restricted headroom,

Two uPVC 'Velux' windows to the front. Radiator. This room has some restricted height to certain parts. Door off to:-

EN-SUITE

Close coupled WC, pedestal wash hand basin and tiled corner shower enclosure with 'Triton' electric shower.

OUTSIDE FRONT

To the front of the property there is an enclosed garden laid mainly to lawn and there is an electric supply.

REAR GARDEN

The rear garden is enclosed, safe and secure for younger children and pets and immediately to the rear of the property there is a patio. The garden is largely a blank canvas being mainly gravelled and there is a base for a shed if required.

PARKING

On the entrance to Chy Bre there are parking spaces which are for the individual properties on the development and the property benefits from two spaces.

AGENT'S NOTE

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

SERVICES

The property benefits from mains water, mains drainage, mains electric and mains gas.

DIRECTIONS

Approaching from Truro-Scorrier past the Factory Shop at the roundabout proceed ahead towards Redruth. After the Mount Ambrose Inn on the left, take the turning on the right into a Private Driveway to Chy Bre, prior to the Tony Oates Garage. Approaching from Redruth, continue down Mount Ambrose taking the turning on the left after the Tony Oates Garage into the private Driveway to Chy Bre. If using What3words:- steamed.patching.subway



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern terraced house
- Chain free sale
- Three bedrooms (principal with en-suite)
- Lounge
- Fitted kitchen/diner
- First floor bathroom
- uPVC double glazing
- Gas central heating
- Gardens to front and rear
- Parking for two cars



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