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**Mount Ambrose,  
Redruth**

**£300,000  
Freehold**





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## Property Introduction

Offered for sale with no onward chain, this detached non-estate bungalow is located within a popular residential area on the Truro side of Redruth.

Benefiting from three bedrooms, there is a dual aspect L-shaped lounge/diner and a fitted kitchen. One will find a wet room, double glazing and a gas fired central heating system. To the outside there are easy to maintain gardens, driveway parking for several vehicles and an attached garage. This bungalow is being sold for the first time since being constructed in the 1960's and would now benefit from some updating and modernisation.

Viewing our interactive virtual tour is strongly recommended, prior to arranging a closer inspection, to appreciate the property and it's potential.

## 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 9 miles distant.

Redruth offers a main line 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 11 miles and the north coast at Portreath, which is noted for it's sandy beach and active harbour will be found within 5 miles.

### ACCOMMODATION COMPRISES:

#### RECESSED STORM PORCH

With uPVC double glazed door opening to:

#### HALLWAY

With recessed hanging space, radiator and laminate flooring. Doors off to:

#### LOUNGE/DINING ROOM 23' 2" x 7' 11" (7.06m x 2.41m)

Enjoying a dual aspect with uPVC double glazed windows to the front and rear. This is an L-shaped room with a corner slate fire surround and display plinth with a gas fire. Two radiators and laminate flooring. Second door to:

### KITCHEN 11' 3" x 10' 5" (3.43m x 3.17m)

uPVC double glazed window and door to the rear. Fitted with a range of eye level and base shaker style units with adjoining roll top edged work surfaces and incorporating a inset one and a half bowl stainless steel sink unit with mixer tap. Built in stainless steel oven with stainless steel 4 ring gas hob over and cooker hood. Space and plumbing for automatic washing machine, three door storage cupboard with Worcester combination gas boiler. Ceramic tiling to walls and floor. Door to hallway.

### BEDROOM ONE 13' 10" x 11' 0" (4.21m x 3.35m)

uPVC double glazed window to the front. Featuring a vanity wash hand basin and a three door sliding wardrobe. Radiator and laminate flooring.

### WET ROOM

Two uPVC double glazed windows to the rear. Fitted with a close coupled WC, pedestal wash basin and with a wall mounted electric shower. Radiator.

### BEDROOM TWO 9' 0" x 8' 9" (2.74m x 2.66m)

uPVC double glazed window to the rear. Two sliding door wardrobe, laminate flooring and radiator.

### BEDROOM THREE 8' 9" x 6' 2" (2.66m x 1.88m)

uPVC double glazed window to the rear. Two sliding door wardrobe, laminate flooring and radiator.

### OUTSIDE FRONT

To the front the property has an enclosed garden which is largely lawned with gravelled beds.

### REAR & SIDE

The rear gardens are enclosed and again part lawned with gravelled beds. Leading off from Highway Lane is a tarmacadamed driveway giving additional parking if required and leading to the attached garage.

### GARAGE 16' 9" x 9' 6" (5.10m x 2.89m)

With an up and over door, single glazed window to the rear and having power and light connected.

### AGENTS NOTE

Please be advised the property is Band C for Council Tax.

### SERVICES

The property benefits from mains water which is metered, mains drainage, mains electricity and mains gas.

### DIRECTIONS

From Redruth Railway Station proceed up the hill turning slight left into East End. Continue along 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 entrance to Knights Way on the left hand side, take the next turning right into Highway Lane and the property will be identified on the left hand side by a For Sale Board. If using What3words: glorified.wolf.arriving.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   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

- Detached non-estate bungalow
- Chain free sale
- Three bedrooms
- L-shaped lounge/dining room
- Kitchen
- Wet room
- Double glazing
- Gas central heating
- Garage and gardens
- Requires some updating



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