



MAP estate agents
Putting your home on the map

**Mount Ambrose,
Redruth**

**Guide Price £300,000
Freehold**





Mount Ambrose, Redruth

Guide Price £300,000
Freehold

Property Introduction

Offered for sale with no onward chain, this substantial detached bungalow is set away from passing traffic.

Requiring a program of updating and modernisation, there are four bedrooms, a dual aspect lounge, kitchen and separate dining room. In addition to the bathroom, there is a second WC and the property is double glazed with heating provided by an oil fired boiler.

To the outside, gardens surround the bungalow with the majority being to one side and there is driveway access to an attached garage. As previously stated, the bungalow does need updating and now presents as an ideal opportunity to create a well proportioned family home to the new owners taste.

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 is set away from passing traffic. There is good access to both the town centre and the A30 trunk road and 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, can be found within 5 miles.

ACCOMMODATION COMPRISES:

Aluminum double glazed door with side screen opening to:

HALLWAY

L-shaped with a two door hanging cupboard and an airing cupboard housing a copper cylinder. Radiator and access to loft space. Doors off to:

DINING ROOM 11' 9" x 10' 10" (3.58m x 3.30m)

uPVC double glazed window to side, radiator. Door to:

KITCHEN 11' 3" x 10' 3" (3.43m x 3.12m)

uPVC double glazed window to front and aluminum double glazed door to side. Fitted with a range of eye level and base units with adjoining roll top edged work surfaces and incorporating a single drainer sink unit with mixer tap. Cooker point and plumbing for automatic washing machine. Cupboard housing Grant oil fired boiler.

Returning to hallway, doors off to:

BEDROOM ONE 14' 10" x 9' 8" (4.52m x 2.94m)

uPVC double glazed window to rear. Two double door wardrobes and radiator.

BEDROOM TWO 11' 9" x 10' 6" (3.58m x 3.20m)

uPVC double glazed window to rear. Two wall lights and radiator.

BEDROOM THREE 10' 7" x 9' 0" (3.22m x 2.74m)

uPVC double glazed window to front. Two door wardrobe and radiator.

BATHROOM

uPVC double glazed window to rear. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath. Separate recessed shower enclosure with plumbed shower, radiator.

CLOAKROOM

uPVC double glazed window to rear. Close coupled WC.

LOUNGE 15' 7" x 13' 11" (4.75m x 4.24m)

Enjoying a dual aspect with uPVC double glazed full height window to the front and uPVC double glazed window to side enjoying glimpses of the north coast. Focal slate fire surround and hearth with an open fire. Radiator.

BEDROOM FOUR 11' 9" x 8' 0" (3.58m x 2.44m)

uPVC double glazed window to the side again with an outlook towards the north coast. Three door wardrobe and radiator.

OUTSIDE FRONT

To the front of the bungalow there is a driveway to one side which gives parking for 2/3 cars and leads to the attached garage. The majority of the garden in this area is lawned.

REAR & SIDE

Again the gardens are enclosed, in need of some maintenance and were originally lawned.

GARAGE 26' 1" x 15' 7" (7.94m x 4.75m)

With an automatic up and over door to the front and having power and light connected. Rear access.

AGENTS NOTE

Please be advised the property is Band D for Council Tax purposes.

SERVICES

(To be confirmed) Mains water, mains drainage and mains electric.

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 into Mount Ambrose. Take the next right into a tarmacadamed lane where the property will be identified at the top of the lane on the right hand side. If using What3words: bulletins.cult.supposing.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Chain free sale
- Detached non-estate bungalow
- Set away from passing traffic
- Requires a program of updating and modernisation
- Four bedrooms
- Dual aspect lounge
- Dining room
- Kitchen
- Double glazing and oil central heating
- Gardens and attached garage



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.