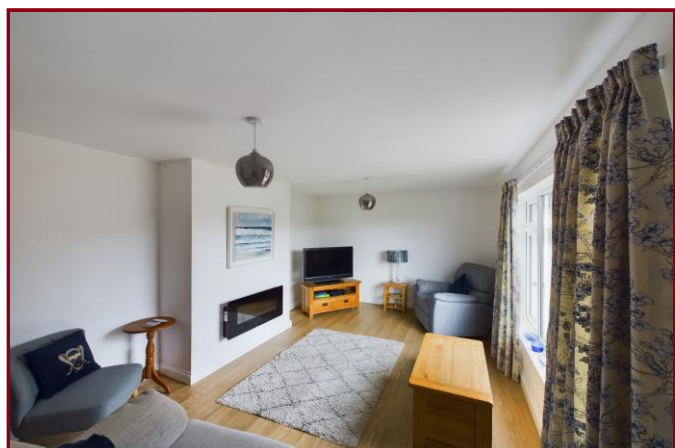




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Putting your home on the map

**Albany Gardens,  
Redruth**

**£320,000  
Freehold**





## Albany Gardens, Redruth

**£320,000**  
**Freehold**

### Property Introduction

Offered for sale chain free, this detached bungalow is situated within a cul-de-sac and is presented to an excellent standard. The bungalow has been the subject of extensive updating and modernisation.

Benefiting from two double sized bedrooms, there is a well-presented lounge and a remodelled kitchen/dining room which gives access to a utility room and the integral garage. One will find a contemporary design shower room and there are uPVC double glazed windows and doors, together with a modern gas fired central heating system, both of which were installed in 2019. To the outside well tended gardens lie on three sides, with the side garden offering a high level of privacy and being of a generous size, driveway parking is available to the front of the integral garage on a brick paviour driveway. In summary, a superbly presented bungalow situated in a popular residential area on the Falmouth side of Redruth, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

Albany Gardens is situated on the Falmouth side of Redruth and within a short distance one will find Victoria park and Trefusis playing field. Redruth offers a range of both national and local retail outlets, there is a bank and a mainline railway station which connects with London Paddington and the north of England. Schooling is available for all ages within walking distance and Kresen Kernow, which has the largest collection of archive and library material relating to Cornwall's history is located within the town. The A30 trunk road runs to the north of the town and gives access to a direct route out of the county, the north coast of Portreath is within five miles, Truro, the administrative and cultural centre of Cornwall, is within ten miles and the south coast university town of Falmouth is within nine miles.

### ACCOMODATION COMPRISES

Storm porch with composite double glazed door opening to:-

### HALLWAY

With laminate flooring, radiator and access to loft space. Vertical panel oak door open off to:-

### **LOUNGE 17' 6" x 10' 7" (5.33m x 3.22m) maximum measurements**

uPVC double glazed window to front. Wall mounted electric glass fronted feature fire and radiator.

### **KITCHEN/DINER 17' 8" x 11' 4" (5.38m x 3.45m)**

Two uPVC double glazed windows to the rear. Re-fitted with a range of eye level and base units with adjoining working surfaces arranged to form a partial room divider and with an inset stainless steel one and a half bowl sink unit with mixer tap. Built in eye level double oven, inset ceramic hob with cooker hood over and integrated fridge freezer and dishwasher. Cupboard housing a Baxi combination boiler. Laminate flooring, radiator and inset spotlighting. Door through to:-

### **BEDROOM ONE 12' 1" x 10' 7" (3.68m x 3.22m)**

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

### **BEDROOM TWO 11' 2" x 9' 11" (3.40m x 3.02m)**

uPVC double glazed window to rear. Two sliding door wardrobe and radiator.

### **SHOWER ROOM**

uPVC double glazed window to rear. Re-modelled in a contemporary style with a vanity unit incorporating wash hand basin and concealed system WC, low entry doorless shower enclosure with plumbed shower, extensive shower panning and laminate flooring. Towel radiator and inset spotlighting.

### **UTILITY 8' 4" x 4' 9" (2.54m x 1.45m)**

uPVC double glazed window to rear and uPVC double glazed door to side. Roll top edge working surface with inset stainless steel single drainer sink unit with mixer tap and base storage unit beneath. Space and plumbing for automatic washing machine and tumble drier, laminate flooring and door to integral garage.

### **OUTSIDE FRONT**

To the front the property has an enclosed, mainly lawned garden with mature hedging and there is a brick paviour driveway giving additional parking leading to the:-

### **INTEGRAL GARAGE 16' 10" x 8' 11" (5.13m x 2.72m)**

With a panel door to the front, power and light and uPVC double glazed window to side.

### **REAR AND SIDE**

To the rear and side of the property there is further garden area which is largely lawned, the side garden is triangular in shape and enclosed with mature hedging and offers a high degree of privacy. External water supply and power.

### **AGENTS NOTE**

Please be advised the property is band C for council tax and the bungalow benefits from a positive pressure ventilation system which is designed to improve the quality of the air within the bungalow and reduce condensation.

### **SERVICES**

Mains electricity, mains drainage, mains water (metered) and mains gas.

### **DIRECTIONS**

From Redruth railway station proceed down the hill turning left at the first set of traffic lights from passing St Andrews church on the left hand side take the next turning left into Park Road and then turn immediately right into Albany Road, continue to the end of Albany road then carry straight across into Albany Gardens taking the first turning on the left where the bungalow will be identified at the top of the cul-de-sac on the left hand side. If using what three words it is look.ridgid.reporters

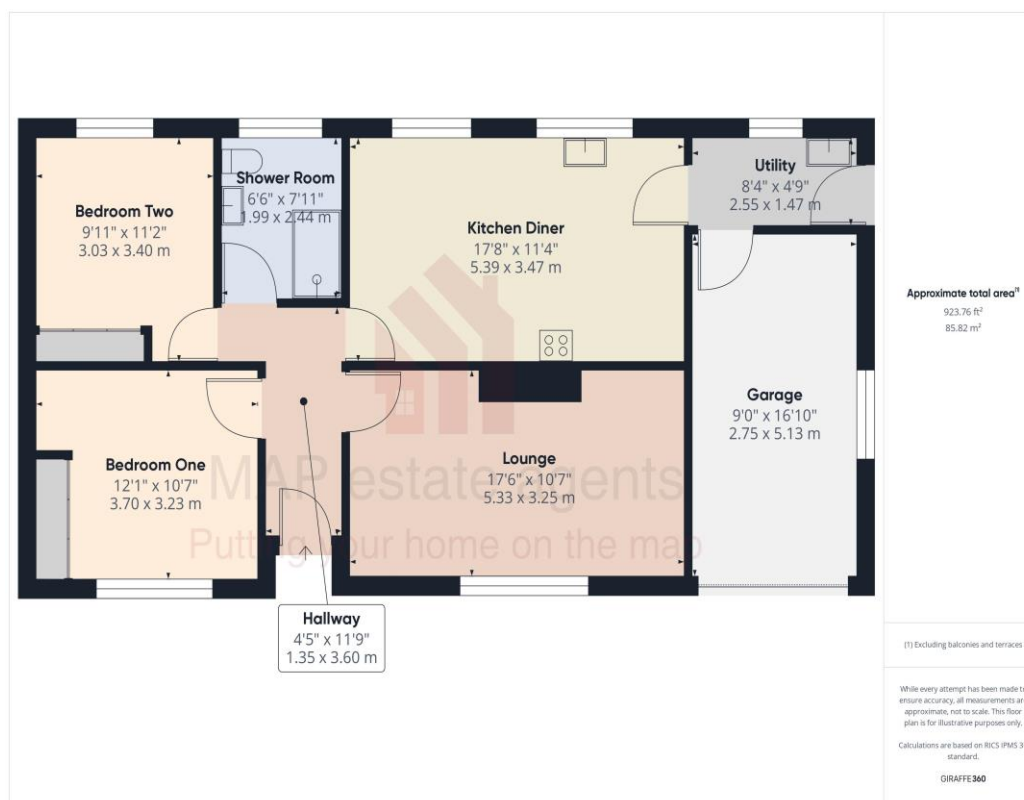


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Detached bungalow in cul-de-sac
- Major upgrade and modernisation
- Two double size bedrooms
- 17' Lounge
- Re-styled kitchen/dining room
- Re-modelled shower room
- Utility room
- uPVC double glazing and modern gas central heating
- Gardens, garage and parking
- Chain free sale



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