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**Falmouth Road,
Redruth**

**Auction Guide Price £120,000 to
£130,000 plus fees
Freehold**





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Property Introduction

Offered for sale with joint auctioneer Clive Emson, on 6th February 2025. This end terrace stone fronted house which has had some updating now requires an extensive program of modernisation. The front roof slope and the front windows have been replaced in recent years, the accommodation consists of three bedrooms and a bathroom on the first floor and on the ground floor there is a separate lounge, dining room and kitchen. Gas heating has been installed. The rear garden is of a generous size and has vehicular access and may well be suitable for development, subject to any required consents. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

For sale by Auction on 11th December 2024 in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

Situated on the Falmouth side of town and within a level walking distance of the town centre and schooling, Redruth offers a mix of local and national retail shopping outlets, there is a mainline Railway Station with direct links to London Paddington and the north of England and the A30 trunk road will be found within a mile. Redruth is also home to 'Kresen Kernow' which houses the worlds largest collection of archive and library material relating to Cornish history.

Falmouth on the south coast which is Cornwall's university town is within nine miles, Truro the county town of Cornwall is within eleven miles and Portreath on the north coast which is noted for its sandy beach and active harbour is within six miles.

ACCOMMODATION COMPRISES

Part glazed door to:-

ENTRANCE HALLWAY

Stairs to first floor and doors off to:-

LOUNGE 12' 11" x 12' 3" (3.93m x 3.73m)

uPVC double glazed window to front.

DINING ROOM 11' 11" x 11' 6" (3.63m x 3.50m)

uPVC double glazed window to front.

KITCHEN 14' 10" x 4' 9" (4.52m x 1.45m) maximum measurements

Wall mounted 'Worcester' gas combination boiler. Door and window to rear.

FIRST FLOOR LANDING

uPVC double glazed window to rear. Doors off to:-

BEDROOM ONE 12' 5" x 10' 9" (3.78m x 3.27m)

uPVC double glazed window to front.

BEDROOM TWO 9' 11" x 9' 1" (3.02m x 2.77m)

uPVC double glazed window to front.

BEDROOM THREE 10' 5" x 7' 3" (3.17m x 2.21m)

uPVC double glazed window to front.

BATHROOM

Wash hand basin, close coupled WC and panelled bath.

OUTSIDE FRONT

Enclosed, mainly lawned garden.

REAR GARDEN

Outside WC and attached store with steps up to enclosed garden of a generous size with vehicular access off Gilly Hill.

AGENT'S NOTE

Please be advised the property is Council Tax band 'A'.

SERVICES

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

DIRECTIONS

From Redruth Railway Station proceed down the hill turning slight right at the first set of traffic lights, at the next set of traffic lights turn left into Falmouth Road and after passing Trewirgie School on the right hand side continue along Falmouth Road where the property will be identified on the right hand side where Gilly Hill will also be found on the right hand side. by our For Sale board. If using What3words:- voted.astounded.dives

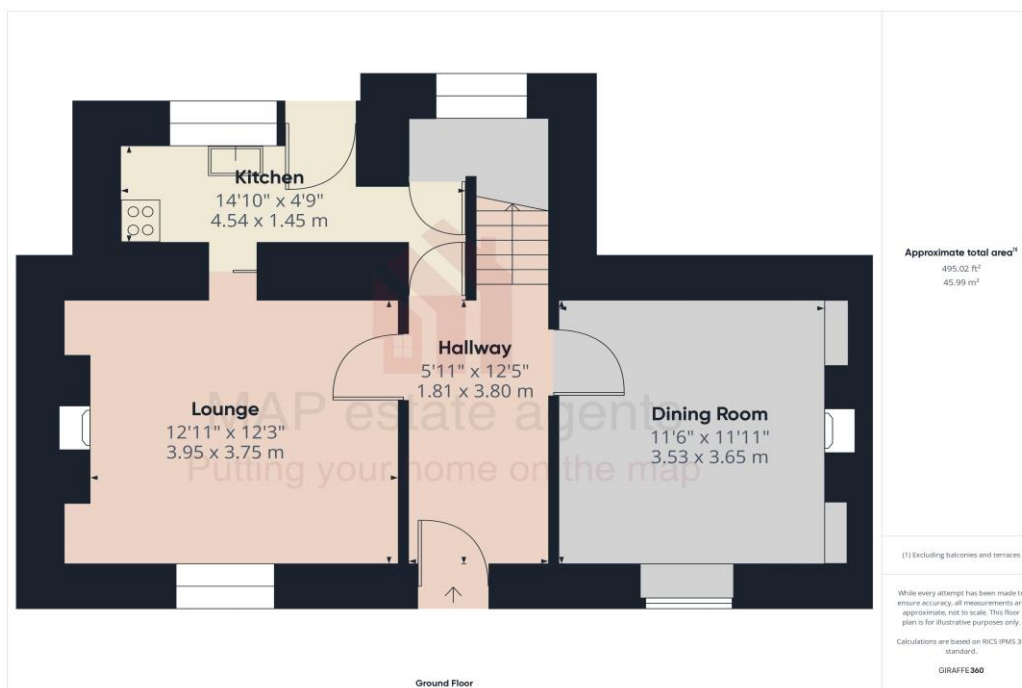


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- AUCTION date 6th February 2025
- Stone fronted end terrace house
- Three bedrooms
- Lounge
- Dining room
- Kitchen
- First floor bathroom
- Gas central heating and partial double glazing
- Generous garden to rear
- Easy access to town and schooling



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01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

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