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**Treloweth Road,
Pool, Redruth**

**£170,000
Freehold**





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Property Introduction

Located in a popular residential area close to the centre of Pool this mid-terraced house is being offered for sale chain free.

Ideal for the first time buyer or those looking for an investment property, one will find two double sized bedrooms on the first floor, the lounge on the ground floor overlooks the garden whilst the kitchen diner and bathroom are to the rear.

The property has been updated in recent years to include gas central heating and double glazing and would benefit from largely cosmetic finishing. There are gardens to both front and rear which are very much a blank canvas for keen gardeners and there is off road parking with access via a rear service lane.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Ideally located for shops, Morrison's and Lidl are both within walking distance as is Pool academy. Approximately half a mile away is Cornwall college and the larger out of town shopping outlets to the west of Pool. The A30 is one and a half miles distant as is Redruth which has both national and local shopping outlets together with a mainline railway station connecting with London Paddington and the north of England is two miles distant.

The north coast at Portreath which is noted for its sandy beach and active harbour is within four miles, Truro the administrative and cultural centre of Cornwall is within twelve miles and Falmouth on the south coast which is Cornwall's university town is within thirteen miles.

ACCOMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

With stairs to first floor and radiator. Door opening to:-

LOUNGE 11' 7" x 11' 2" (3.53m x 3.40m)

uPVC double glazed window to front. Deep under stairs storage cupboard and radiator. Door to:-

KITCHEN/DINER 14' 5" x 9' 2" (4.39m x 2.79m)

uPVC double glazed window to rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel sink unit with mixer tap. Optional gas or electric cooker point, plumbing for automatic washing machine and part ceramic tiled splash backs. Radiator and deep cupboard housing Worcester combination gas boiler and offering additional storage space. Door to:-

REAR VESTIBULE

uPVC double glazed door to rear. Recessed shelved storage and door to:-

BATHROOM

uPVC double glazed window to side. Fitted with a white suite consisting of pedestal wash hand basin, low level WC and panelled bath with mixer tap and shower over. Extensive ceramic tiling to walls and radiator.

FIRST FLOOR LANDING

Access to loft space and doors opening off to:-

BEDROOM ONE 14' 5" x 11' 7" (4.39m x 3.53m)

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 14' 6" x 9' 3" (4.42m x 2.82m)

uPVC double glazed window to the rear. Radiator.

OUTSIDE FRONT

To the front the garden is enclosed.

REAR GARDEN

The rear garden is again enclosed, and offers a blank canvas for keen gardeners. There is off-road parking for one vehicle, access is via a service lane to the rear.

AGENT'S NOTE

Please be advised the property is band 'A' for council tax purposes and in common with many developments this property contributes towards a maintenance charge covering roads and street lighting which is currently set at £34.32 per annum.

SERVICES

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

DIRECTIONS

Driving along Illogan Highway heading towards Camborne from the Redruth direction, after passing Morrisons supermarket on the right, take the first right into Trevithick Road and then take the second left into Treloweth Road where number 16 will be identified on your left hand side by a for sale board. If using what three words haggle.weeknight.bottled

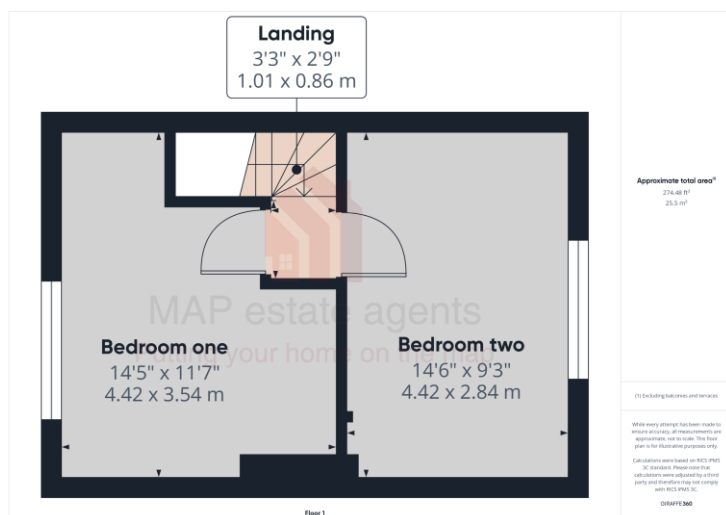
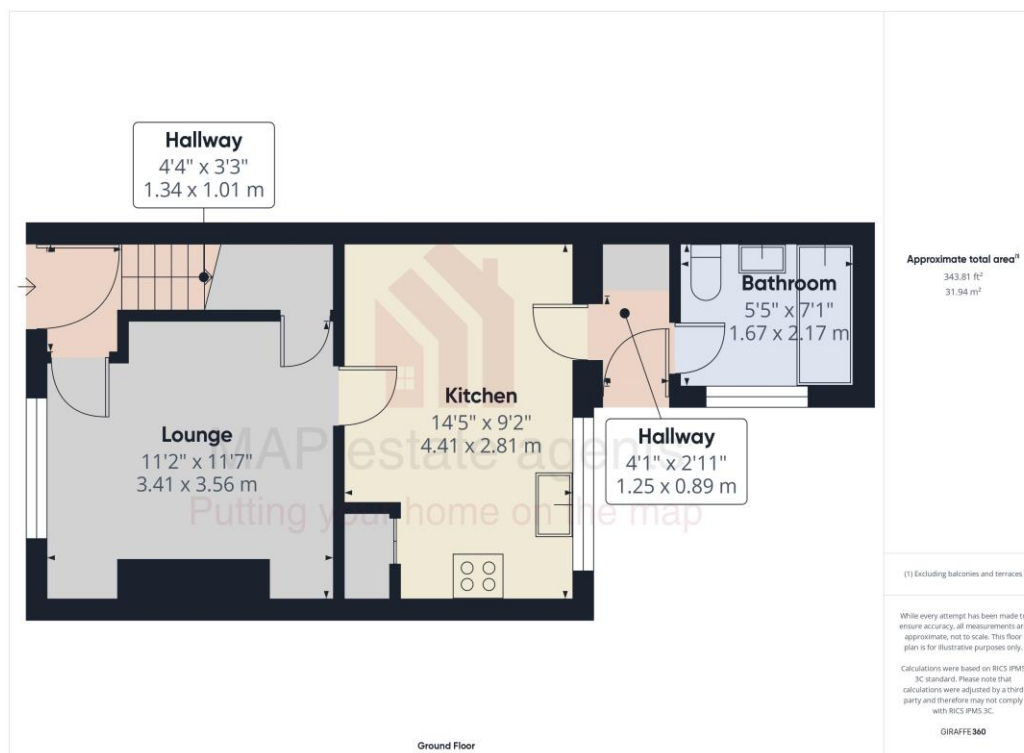


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Mid-terrace house
- Chain free sale
- Ideal first time buyer
- Ideal investment property
- Two double size bedrooms
- Lounge
- Kitchen/dining room
- Ground floor bathroom
- uPVC double glazing and gas central heating
- Gardens and parking



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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