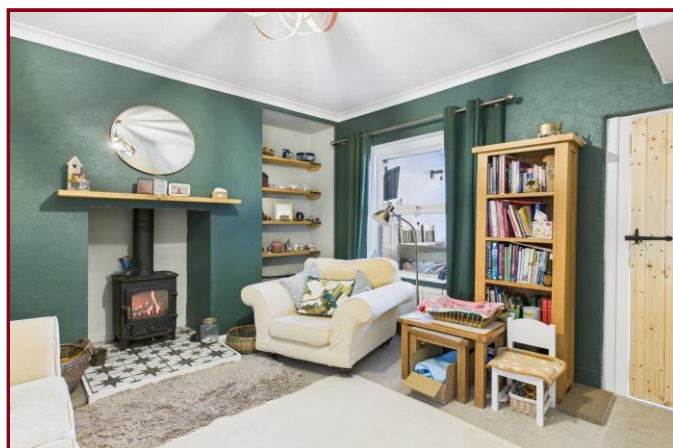




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**Hazel Terrace,  
Lanner, Redruth**

**£285,000  
Freehold**







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**£285,000**  
**Freehold**

### Property Introduction

Set away from passing traffic, this end terrace of three house, which we believe to be constructed in 1913, is centrally located close to Lanner Square. Ideal as a family home, this property has been updated in recent years and now offers three bedrooms and a remodelled bathroom on the first floor. In addition to the lounge, there is a second lounge which is ideal for those with younger children and the re-fitted kitchen gives access to a dining room. Well presented, there is solid fuel central heating and double glazing.

To the outside, one will find well cared for gardens to the front and rear and a driveway to the side leads to a generous detached garage. Ideally located for access to the village shop, Public House and schooling for younger children, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

Conveniently located within the village and within a short commute to Truro and Falmouth, there is a convenience store and choice of Public Houses (both of which offer quality dining) within a short distance. The village also benefits from schooling for younger children and the major town of Redruth, which is within two and a half miles, has a locally respected secondary school.

The town of Redruth offers a range of national and local shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and Falmouth on the south coast, which is Cornwall's university town, will be found within eight miles. Truro, the administrative and cultural centre of Cornwall, is within eleven miles and Portreath on the north coast is within eight miles.

### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

#### ENTRANCE VESTIBULE

Victorian style mosaic floor and etched glass door opening to:-

#### HALLWAY

Victorian style mosaic floor, radiator and stairs to first floor. Doors opening off to:-



### LOUNGE 11' 5" x 11' 4" (3.48m x 3.45m) maximum measurements

uPVC double glazed window to the front. Focusing on an enclosed solid fuel fire with back boiler with mantel over and tiled hearth. Two shelved alcoves, coved ceiling and electric radiator.

### SECOND LOUNGE/FORMAL DINING ROOM 11' 11" x 11' 7" (3.63m x 3.53m) maximum measurements, plus recesses

uPVC double glazed window opening to the dining area. Focusing on a recessed wood burning clear view stove set on a tiled hearth with alcove shelving to either side. Radiator and under stairs storage cupboard. Door to:-

### KITCHEN 12' 2" x 7' 9" (3.71m x 2.36m)

Featuring a dual-aspect with a uPVC double glazed window to the side and rear. Remodelled with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl porcelain sink unit with mixer tap. Integrated dishwasher, integrated fridge/freezer and a built-in 'Bosch' oven. Inset 'Bosch' ceramic hob with stainless steel hood over, extensive ceramic tiling to walls and inset spotlighting. Electric vertical radiator and laminate flooring. Door way to:-

### DINING ROOM/CONSERVATORY 12' 9" x 7' 3" (3.88m x 2.21m)

uPVC double glazed door and window to the rear. Electric radiator, three wall lights and laminate flooring. Returning to hallway, stairs to:-

### FIRST FLOOR LANDING

A central landing with an electric panel radiator. Panelled doors opening off to:-

### BEDROOM ONE 12' 7" x 9' 4" (3.83m x 2.84m) maximum measurements

uPVC double glazed window to the front. Part recessed storage unit and radiator.

### BEDROOM TWO 10' 10" x 8' 11" (3.30m x 2.72m) maximum measurements plus recess

uPVC double glazed window to the rear. Two-door wardrobe, airing cupboard containing copper cylinder and radiator.

### BEDROOM THREE 9' 0" x 6' 3" (2.74m x 1.90m)

uPVC double glazed window to the front. Access to loft space and radiator.

### ANTE ROOM 8' 1" x 5' 5" (2.46m x 1.65m)

Accessed from the landing with a uPVC double glazed window to the side and radiator. This area is ideal as a home office and a door leads off to:-

### BATHROOM

uPVC double glazed window to the rear. Re-fitted with a modern suite consisting of a close coupled WC, vanity wash hand basin, panelled bath and corner shower enclosure with 'Mira' electric shower. Extensive ceramic tiling to walls and an electric towel radiator.

### OUTSIDE FRONT

To the front of the property, the garden is largely paved with planted borders and a drive to the side leads to the rear garden and garage. External water supply.

### GARAGE 20' 4" x 8' 4" (6.19m x 2.54m)

Up-and-over door and having power and light connected. Vent for tumble dryer.

### REAR GARDEN

The rear garden is enclosed, lawned with mature shrubs and a timber storage shed. It should be noted that pedestrian access leads to the neighbouring property.

### SERVICES

Mains water (not metered), mains electricity and mains drainage.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

### DIRECTIONS

From Redruth Railway Station, proceed down the hill turning left at the first set of traffic lights and continue along the road to the next set of traffic lights bearing slight left heading towards Falmouth. Continue along the road dropping down into the village of Lanner and with a convenience store on the left, take the next turning right into the square bearing around to the right where Hazel Terrace will be identified on the right-hand side. If using What3words: downcast.mailings.factories

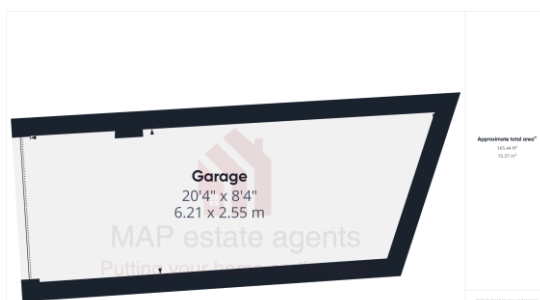
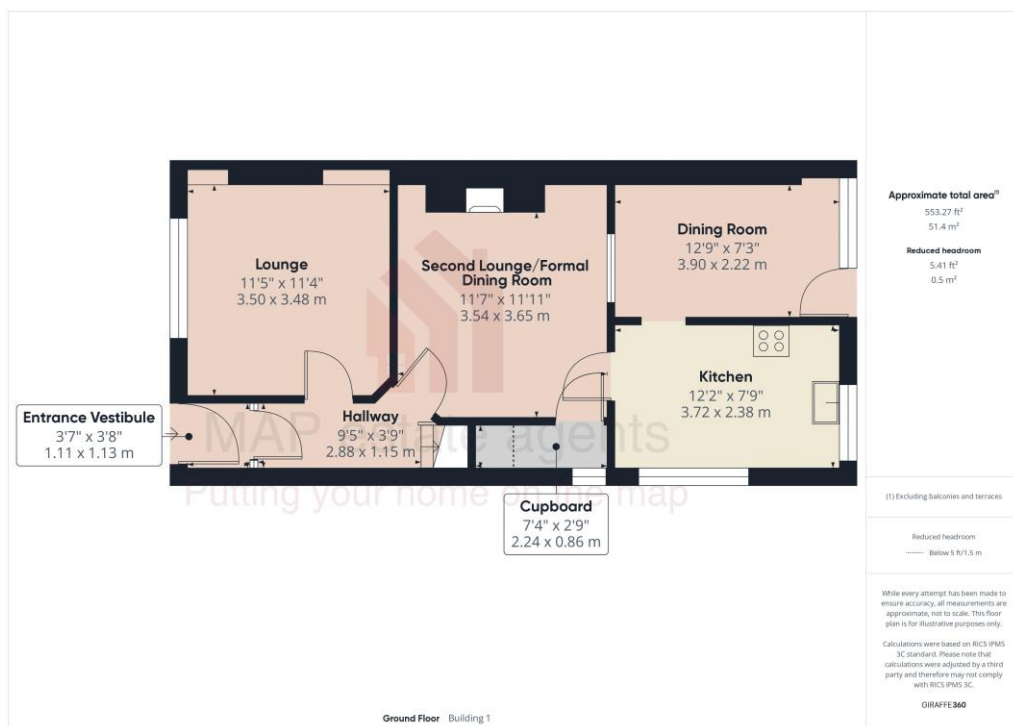


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Central village location
- Three bedrooms
- Lounge
- Second lounge/formal dining room
- Refitted kitchen
- Dining room
- First floor bathroom
- uPVC double glazing
- Solid fuel central heating
- Gardens and garage



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01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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