



MAP estate agents
Putting your home on the map

**Mount Ambrose,
Redruth**

**£210,000
Freehold**





Mount Ambrose, Redruth

£210,000
Freehold

Property Introduction

Ideal as a first time purchase, this mid-terrace house has in recent years been updated and is set within a popular residential development on the Truro side of Redruth. Benefiting from two double size bedrooms, there is a lounge, remodelled kitchen/dining room which gives access to a conservatory and a refitted first floor bathroom.

The property has modern uPVC double glazing and heating is provided by a combination of electric radiators and electric panel heaters.

Set away from passing traffic in a pedestrianised area, there are gardens to front and rear and adjacent to the property is a public open space which is lawned with seating areas. In summary, a property that requires a closer inspection to be fully appreciated.

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

Location

Knights Way is a popular residential development on the Truro side of Redruth with good access to the town, A30 and Truro. Redruth offers a range of both national and local retail outlets, there is a mainline Railway Station with direct links to London Paddington and the north of England and schooling is available for all ages within the town in highly respected local schools.

Redruth is also home to Kresen Kernow which houses the largest collection of archive and library material relating to historic Cornwall. The north coast at Portreath is within five miles and Truro, the administrative and cultural centre of Cornwall, is within ten miles and the south coast university town of Falmouth is within eleven miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

HALLWAY

Stairs to first floor, ceramic tiled floor and wall mounted electric panel heater. Horizontal panelled door opening to:-

LOUNGE 14' 5" x 9' 6" (4.39m x 2.89m) maximum measurements

uPVC double glazed window to front. Under stairs storage cupboard containing copper cylinder with immersion heater, wall mounted electric panel radiator and horizontal panelled door opening to:-

KITCHEN/DINING ROOM 12' 9" x 8' 10" (3.88m x 2.69m) maximum measurements

uPVC double glazed window to rear and small pane glazed door to conservatory. Recently remodelled with a range of gloss mid-grey eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Cooker point with space for slot-in cooker and space and plumbing for an automatic washing machine. Extensive ceramic tiled splashbacks, wall mounted electric panel radiator and ceramic tiled floor.

CONSERVATORY 6' 6" x 6' 1" (1.98m x 1.85m)

Enjoying a dual aspect with dwarf walls and having uPVC double glazed windows to the rear and side. uPVC double glazed door to side. Double glazed glass roof.

FIRST FLOOR LANDING

A central landing with access to loft space and horizontal panelled doors opening off to:-

BEDROOM ONE 12' 10" x 8' 0" (3.91m x 2.44m)

Two uPVC double glazed windows to the rear. Wall mounted electric panel radiator.

BEDROOM TWO 9' 4" x 8' 6" (2.84m x 2.59m)

uPVC double glazed window to the front. Over stairs storage cupboard and wall mounted electric panel radiator.

BATHROOM

Remodelled with a white suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with shower attachment. Towel radiator.

OUTSIDE FRONT

The front the property is enclosed with a mainly gravelled garden and mature hedging.

REAR GARDEN

The rear garden is enclosed, largely lawned with an external water supply. Pedestrian access leads out to the rear.

SERVICES

Please be advised the property benefits from mains electric, mains metered water and mains drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street, at a give way junction bear left into East End and continue passing a convenience store on your right hand side heading towards Mount Ambrose. At a mini-roundabout take the first exit into Mount Ambrose and then take the turning on the left into Knights Way, continue to the bottom of Knights Way turning right and where the road turns right again, the property will be identified on the left hand side in a pedestrianised area. If using What3words:- euphoric.inviting

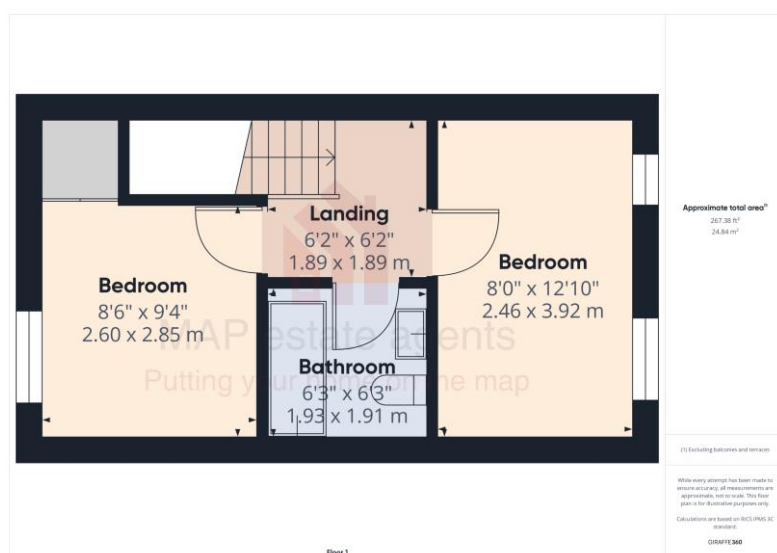


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Terraced house in popular residential location
- Two double size bedrooms
- Lounge
- Remodelled kitchen/dining room
- Refurbished first floor bathroom
- Conservatory to rear
- uPVC double glazing
- Modern electric heating
- Gardens to front and rear
- Ideal for first time buyer



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@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.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.