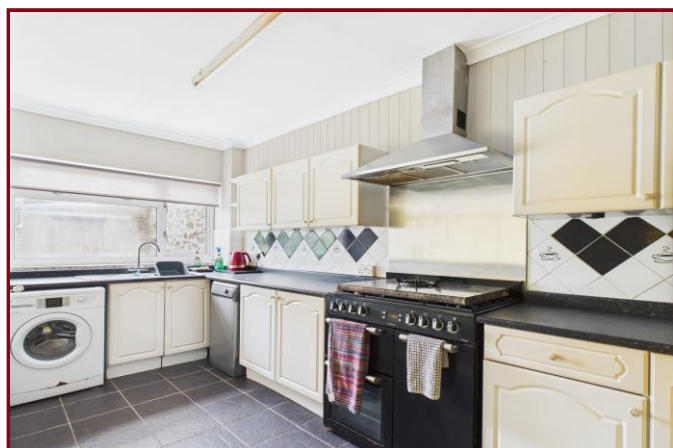




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Putting your home on the map

**Rose Hill,
Redruth**

**£245,000
Freehold**





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Property Introduction

Located just off Plain-an-Gwarry in Rose Hill, this end-terrace family home is ideally situated for access to the many amenities of the town centre along with supermarkets, schools and the A30 trunk road.

The property offers spacious accommodation comprising of three bedrooms, three reception rooms, kitchen and first floor family bathroom all benefiting from uPVC double glazed windows and doors complimented by a gas fired central heating system.

Externally, to the front is an off-road parking space for one vehicle whilst to the rear is an enclosed private courtyard with a useful storage shed.

Location

Redruth is a historic former mining town situated just off the A30 trunk road, therefore, being ideal for accessing other areas of the county. Within the town centre are a variety of retail shops along with a mainline Railway Station operating to London Paddington and the north of England.

The majestic north coast is also within a reasonable travelling distance famed for its surfing beaches, such as Porthtowan, Portreath and St Agnes along with beautiful clifftop walks taking in the wonderful vista. The cathedral city of Truro lies approximately ten miles distant being the main centre in Cornwall for business and commerce, and offers a wider range of retail outlets and is also home to the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Double glazed door to:-

ENTRANCE HALLWAY

Staircase to first floor, under stairs storage cupboard and radiator. Door to:-

LOUNGE 13' 9" x 9' 4" (4.19m x 2.84m) maximum measurements into bay, plus recesses

uPVC double glazed bay window to the front. Open fireplace with tiled surround and hearth and boxed electric meters. Radiator.

DINING ROOM 15' 4" x 9' 6" (4.67m x 2.89m) maximum measurements into recesses

Open fireplace with tiled surround and mantel. Radiator. Access to:-

BREAKFAST ROOM 14' 8" x 6' 9" (4.47m x 2.06m)

uPVC double doors to the outside. Radiator.

KITCHEN 14' 0" x 6' 10" (4.26m x 2.08m)

uPVC double glazed window to the rear. Stainless steel one and a quarter sink unit with mixer tap. A good range of base and wall mounted storage cupboards, range of working surfaces and range style cooker. Tiled flooring, plumbing for automatic washing machine and plumbing for dishwasher. Radiator.

FIRST FLOOR HALF-LANDING

Access to:-

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 11' 8" x 10' 0" (3.55m x 3.05m) L-shaped, maximum measurements

uPVC double glazed window to the rear. Radiator.

BEDROOM TWO 10' 8" x 7' 11" (3.25m x 2.41m)

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 6' 11" x 6' 7" (2.11m x 2.01m)

uPVC double glazed window to the front. Radiator.

INNER LANDING

uPVC double glazed window. Built-in storage cupboard housing boiler with a variety of shelving. Door to:-

BATHROOM

uPVC double glazed window to the rear. Panelled bath with shower over, pedestal wash hand basin and close coupled WC. Part-tiling to walls and radiator.

OUTSIDE

As previously mentioned, to the front of the property is an off-road parking space for one vehicle whilst to the rear, is an enclosed yard style garden with useful storage shed, raised flower border with a pathway and pedestrian gateway leading out.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

Proceeding down Palin-an-Gwarry, take the last turning on the left-hand side into Rose Hill where the property will be identified a short distance along the right-hand side by a 'For Sale' board. If using What3words: target.grumble.fearfully



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



MAP's top reasons to view this home

- End-terrace family home
- Three bedrooms
- Lounge with open fireplace
- Dining room plus separate breakfast room
- First floor family bathroom
- Gas fired central heating system
- uPVC double glazed windows and doors
- Enclosed courtyard gardens along with off-road parking space
- Vacant possession
- Close proximity to town plus local amenities



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)

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