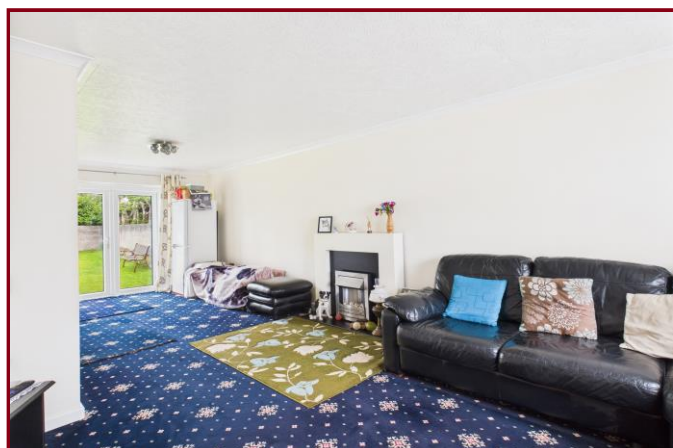




MAP estate agents
Putting your home on the map

**Boscarn Road,
Redruth**

**£290,000
Freehold**





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Property Introduction

Located within a cul-de-sac in the popular Roseland Gardens development on the north side of Redruth, this end of terrace house offers well proportioned family size accommodation and is being offered for sale with no onward chain.

Internally at ground floor level there is a fitted kitchen and a most generous lounge/diner with French doors on to the garden. Upstairs there are three bedrooms and the family bathroom.

To the front of the house there is off-road parking for two cars and the garage can be found to one side. The lawned rear garden is enclosed by block walling making it both child and pet friendly.

Offered for sale with NO ONWARD CHAIN.

Location

Ideal for access to the A30 trunk road and the north coast beaches at Porthtowan and Portreath, Redruth is within half a mile. The town of Redruth offers a range of both national and local retail outlets, there are banks, a Post Office and a mainline Railway Station which connects with London Paddington and the north of England.

Redruth is also home to Kresen Kernow which houses the largest collection of archive and library material relating to Cornish history. Truro, the administrative and cultural centre of Cornwall, is within ten miles and the south coast university town of Falmouth is within a similar distance.

ACCOMMODATION COMPRISES

Double glazed panel front door with matching side panels to:

ENTRANCE HALL

Cupboard housing electric and gas meters. Understairs cupboard housing water meter. Radiator. Stairs rising to first floor. Doors to:

LOUNGE/DINER 24' 2" x 8' 3" (7.36m x 2.51m)

Fireplace housing electric fire. Double glazed patio doors to front and rear. Two radiators.

KITCHEN 9' 1" x 8' 8" (2.77m x 2.64m)

Fitted with a matching range of wooden wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit with mixer tap over. Space and plumbing for washing machine. Space for range style cooker with extractor over. Space for fridge. Double glazed window to rear.

From entrance hall, stairs rising to:

FIRST FLOOR LANDING

Double glazed window to rear. Access hatch to loft space. Doors to:

BATHROOM

Fitted with a white suite comprising corner bath, pedestal wash handbasin and close coupled WC. Two obscure double glazed windows to rear. Radiator. Complementary wall tiling.

BEDROOM ONE 12' 7" x 9' 8" (3.83m x 2.94m)

Double glazed window to front. Built-in double wardrobe. Radiator.

BEDROOM TWO 9' 1" x 9' 6" (2.77m x 2.89m)

Double glazed window to rear. Radiator. Built in double wardrobe.

BEDROOM THREE 9' 7" x 7' 6" (2.92m x 2.28m)

Double glazed window to front. Radiator.

OUTSIDE

To the front of the house there is off road parking for two cars. To the side one will find the:-

GARAGE 27' 10" x 8' 3" (8.48m x 2.51m)

The rear garden is generous, laid to lawn and enclosed by block walling making it pet and child friendly. There is a courtesy door to the garage.

SERVICES

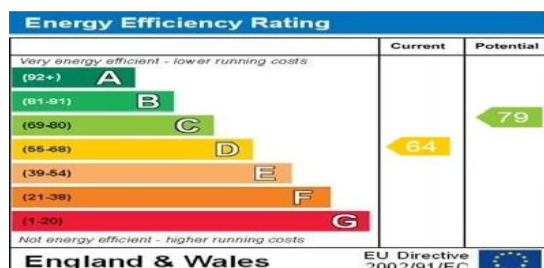
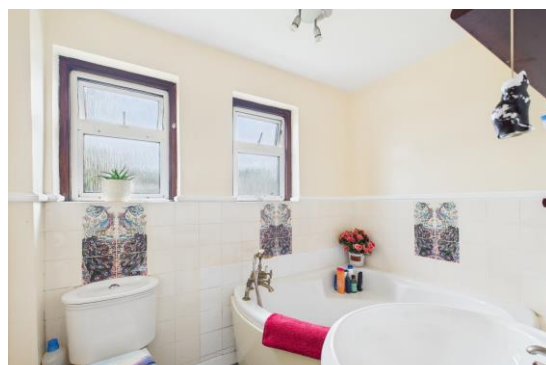
Mains water, electricity, drainage and gas.

AGENT'S NOTE

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

DIRECTIONS

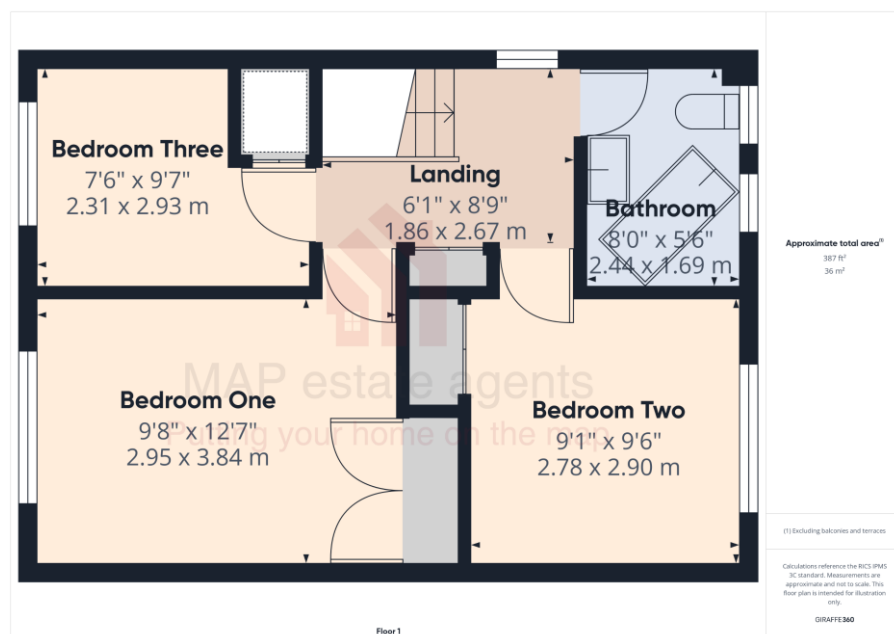
From Redruth Railway Station proceed up the hill into Higher Fore Street, at a Give Way junction bear left into East End and then turn left into Drump Road. At a miniroundabout turn right into Stanley Way and then right into Roseland Gardens. Continue along the road and Boscarn Road will be found on the right hand side where the property is located on the left hand side. If using What3words splinters.ledge.crab





MAP's top reasons to view this home

- Link detached family home
- Three bedrooms
- 24' Living room
- First floor bathroom
- Double glazing
- Gas central heating
- Enclosed rear garden
- Driveway parking
- 27' Garage
- No chain sale



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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