



MAP estate agents
Putting your home on the map

**Boskenna Road,
Four Lanes, Redruth**

Offers in Excess of £190,000
Freehold





**Boskenna Road,
Four Lanes, Redruth**

**Offers in Excess of £190,000
Freehold**

Property Introduction

Offered for sale with no onward chain, this semi detached bungalow has recently been the subject of extensive updating and modernisation. Extended to the rear, there are two double size bedrooms, the kitchen/dining room has been refitted and the lounge overlooks the front garden. Forming part of the upgrading, there is a contemporary style shower room featuring a doorless entry shower enclosure. Modern electric heating has been installed, together with uPVC double glazing.

Designed to be easy to maintain, the front garden is largely gravelled with an enclosed area offering a high level of privacy and ideal for sitting outside on sunny days. There is a driveway to the front which gives parking, whilst the rear garden, which is compact in size, also offers space for sitting out when the weather permits. Ideal as a first home and also well suited to retired persons, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The village of Four Lanes offers a sub-Post Office and a late night shop. Schooling is available for primary children within walking distance and there is a choice of public houses, again within walking distance. The major town of Redruth gives access to the A30 and a mainline railway station which connects to London Paddington and the north of England is within two and a half miles.

Helston (famed for its Furry Dance) is within seven and a half miles and the south coast resort of Falmouth, which is a haven for sailing and home to Cornwall's university is eleven and a half miles distant. The north coast of Portreath which as a beautiful sandy beach and active harbour will be found within six miles, and Truro which is the administrative and cultural centre of Cornwall is less than a fourteen mile drive.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walls and with a uPVC double glazed door opening to:-

LOUNGE 14' 1" x 10' 8" (4.29m x 3.25m) plus recess

uPVC double glazed window to the front. Focusing on a wall mounted electric log effect fire, recessed storage cupboard and doors off to:-

KITCHEN/DINER 21' 1" x 10' 8" (6.42m x 3.25m) maximum measurements

Enjoying a dual aspect with uPVC double glazed patio doors to the side and a uPVC double glazed window to the rear. Recently refitted with a range of eye level and base matt blue finished doorless handle units with adjoining roll top edge working surfaces incorporating an inset colour coordinated sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and stainless steel hood over, space for automatic washing machine (there is a door for the space should one wish to install an integrated washing machine). Laminate flooring, spotlighting and electric radiator.

INNER HALLWAY

Access to loft space and panelled doors opening off to:-

BEDROOM ONE 8' 9" x 8' 3" (2.66m x 2.51m) plus door recess

uPVC double glazed window to the front. Panel electric radiator.

BEDROOM TWO 13' 6" x 8' 3" (4.11m x 2.51m) maximum measurements

uPVC double glazed window to the rear. Electric radiator.

SHOWER ROOM

uPVC double glazed window to the side. Restyled with a contemporary suite consisting of combined vanity wash hand basin with concealed cistern WC and featuring an oversized doorless entry shower enclosure with 'Mira' electric shower. Ceramic tiling to shower enclosure, wall mounted electric fan heater.

OUTSIDE FRONT

To the front of the property the garden is partly enclosed and the driveway gives parking for two vehicles. The remainder of the garden is largely gravelled to ease maintenance and there are a range of mature shrubs. Set to one side at the front, there is an enclosed seating space and pedestrian access leads to the side of the bungalow where there is also an external water supply.

REAR GARDEN

The rear garden is enclosed which offers a private area and is ideal for outside seating.

SERVICES

The property benefits from mains water which is metered, mains electricity and mains drainage.

AGENT'S NOTES

Please be advised that the property's Council Tax Band is Band 'A'.

DIRECTIONS

From Redruth railway station, proceed down the hill turning left at the first set of traffic lights. at the next set of lights, turn right heading towards Helston, on entering the village of Four Lanes, having passed through the square at the centre of the village take the second turning right into Loscombe Lane and take the right tun into Boskenna Road and turn immediately right where the property will be found ahead of you at the top of the cul-de-sac. If using What3words:-
///shutting.windmill.pens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	44	
(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

- Semi-detached bungalow
- Recently updated and modernised
- Two bedrooms
- Lounge
- Remodelled kitchen/dining room
- Restyled shower room
- uPVC double glazing
- Modern electric heating
- Low maintenance gardens and parking
- Driveway parking



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.