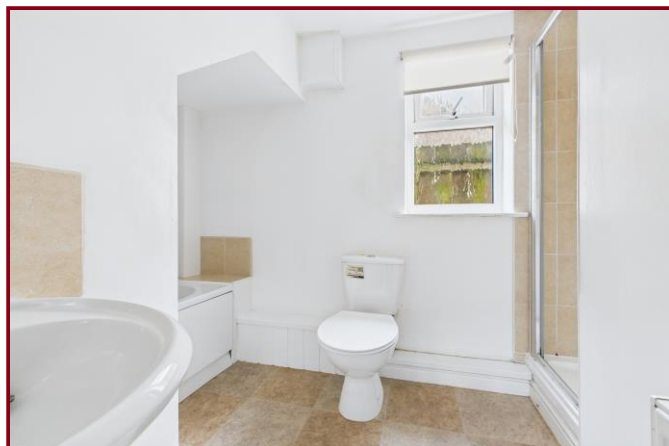
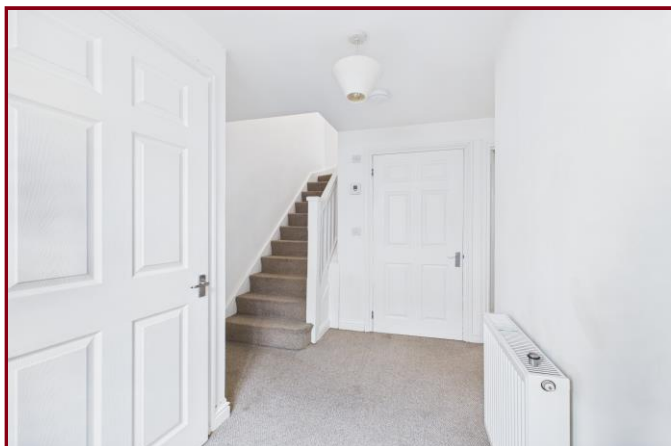




**MAP estate agents**  
Putting your home on the map

**Jenkins Court,  
Redruth**

**£160,000  
Freehold**





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Redruth**

**£160,000  
Freehold**

## Property Introduction

Conveniently located close to the centre of town, this semi-detached house is being offered for sale chain-free and would make an ideal first home or investment property.

Designed with reverse accommodation, there are two bedrooms and a bathroom on the ground floor and a staircase gives access to a generous open-plan lounge/dining room with an adjacent fitted kitchen on the first floor. Fully double glazed, there is gas central heating supplying radiators.

To the outside, one will find a patio space to the front and an enclosed storage area to the rear whilst to the side of the adjacent property there is a parking space for one vehicle.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this property.

## Location

Jenkins Court is situated off Fords Row which is within a short walk of the town centre. Redruth offers a range of both national and local shopping outlets, there is a mainline Railway Station which has direct links to London Paddington and the north of England and the A30 trunk road runs to the north of the town and gives a direct route out of the county.

Truro, the administrative and cultural centre of Cornwall, is within ten miles, Falmouth on the south coast, which is Cornwall's university town, is within a similar distance whilst the north coast village of Portreath is a five mile drive.

## ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

### HALLWAY

Radiator, boiler/storage cupboard housing a 'Baxi' combination gas boiler and with recessed turning staircase to the first floor. Panelled doors open off to:-

### BEDROOM ONE 12' 10" x 8' 5" (3.91m x 2.56m) L-shaped, maximum measurements

Two uPVC double glazed windows to the front. Radiator.



## BEDROOM TWO 9' 4" x 6' 10" (2.84m x 2.08m) plus door recess

uPVC double glazed window to the rear. Radiator.

## BATHROOM

uPVC double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath. Recessed shower enclosure with 'Mira' electric shower. Radiator.

Returning to hallway, stairs to:-

## FIRST FLOOR

## LOUNGE/DINING ROOM 15' 8" x 11' 5" (4.77m x 3.48m)

### PLUS 5' 10" x 5' 8" (1.78m x 1.73m)

Two uPVC double glazed windows to the front and two double glazed 'Velux' skylights to the rear. Two radiators.

## KITCHEN 9' 7" x 8' 9" (2.92m x 2.66m) L-shaped, maximum measurements

uPVC double glazed window to the front. Fitted with a range of 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. Built-in stainless steel oven with ceramic hob and hood over, integrated fridge and integrated washer dryer. Extensive ceramic tiled splashbacks and recessed overstairs storage cupboard. Radiator.

## OUTSIDE

To the front of the property, there is a raised paved seating area with steps down to the communal driveway. Parking is available to the side of the attached house for one vehicle and to the rear of the property there is a storage area for bins and recycling.

## SERVICES

Mains water (metered), mains electricity, mains drainage and mains gas.

## AGENT'S NOTE

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

## DIRECTIONS

From Redruth Railway Station, proceed up the hill and turn first left into the top of Fore Street and continue right into Ford's Row, at the junction with Ford's Row, turn right where Jenkins Terrace will be identified on the right-hand side. If using What3words: squaring.crackled.swinging

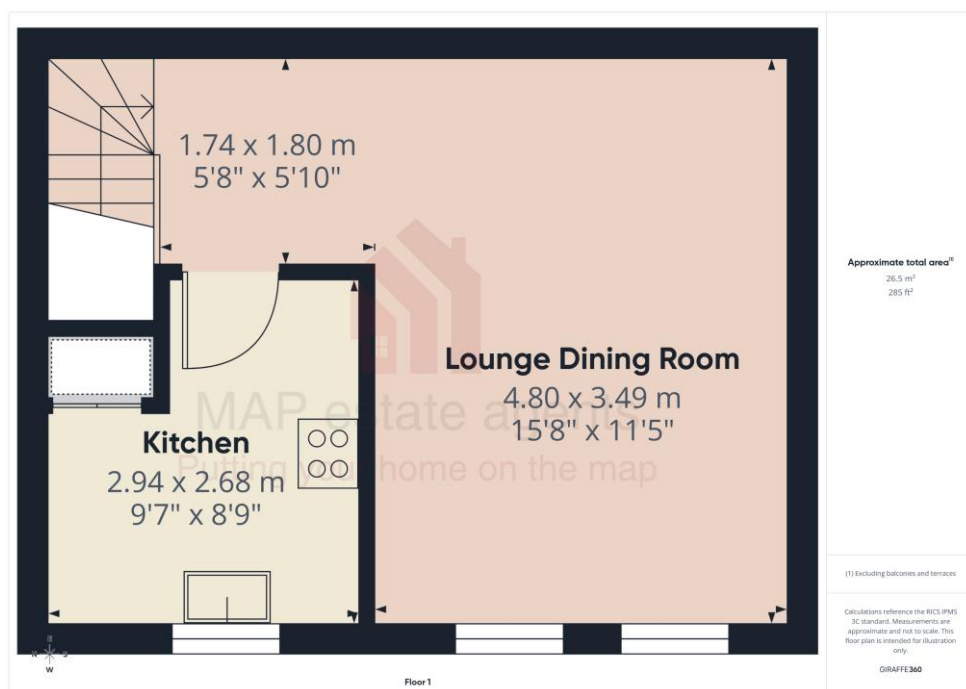
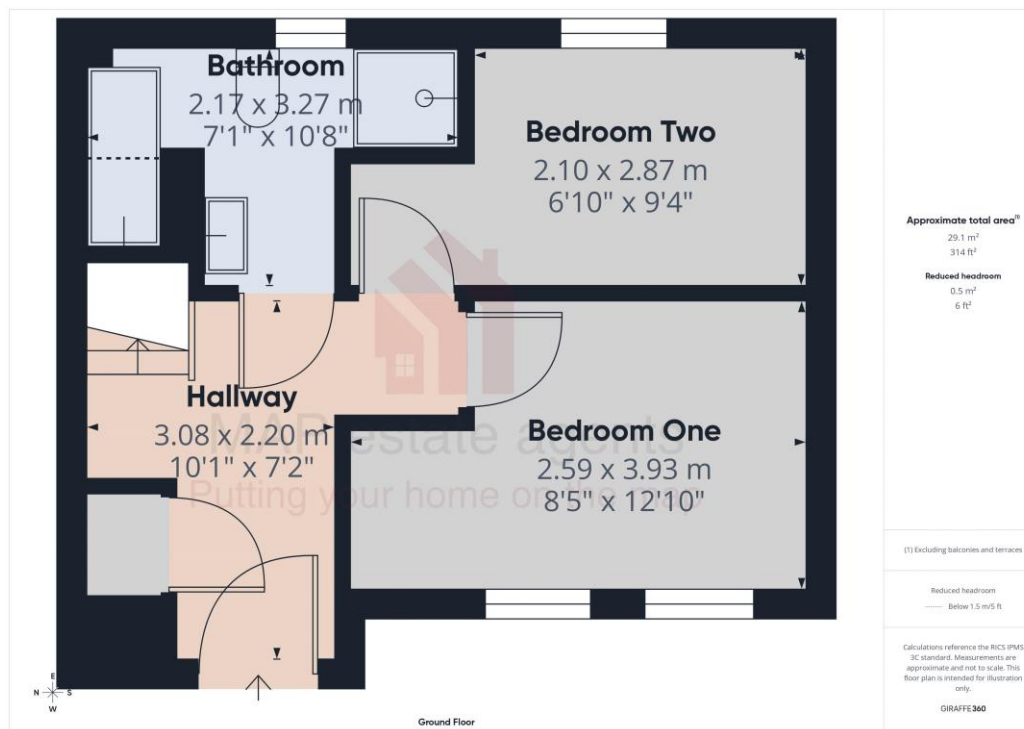


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)		
C (69-80)	78	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Chain-free sale
- Modern semi-detached house
- Reverse level living accommodation
- Two bedrooms
- Open-plan lounge/dining room
- Fitted kitchen
- Ground floor bathroom
- uPVC double glazing
- Gas central heating
- Parking



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