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**Alexandra Close,  
Illogan, Redruth**

**£200,000  
Freehold**







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## Property Introduction

Situated within a popular residential development and benefiting from a virtually level walk to the centre of the village, this detached corner plot bungalow is being offered for sale with no onward chain.

Requiring an extensive program of updating and modernisation the accommodation consists of two bedrooms, a dual aspect lounge, kitchen and bathroom.

To the rear is a triple aspect conservatory. The windows are uPVC double glazed and there is a mains gas central heating system (condition unknown).

To the outside there are gardens on three sides with a driveway leading to an attached garage.

## Location

The village of Illogan offers a range of convenience stores, a choice of doctors surgeries, a pharmacy and a Public House. Conveniently located for schooling of all ages, there is an infant/primary school within the village. Pool Academy is less than two miles away as is the Cornwall College campus.

The north coast at Portreath, noted for its sandy beach and harbour, is only two miles away and Redruth which has a mainline Railway Station, banks and a mix of local and national shopping outlets is less than three miles distant. Properties of this type attract a good level of interest and an appointment to view is strongly recommended.

### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

### ENTRANCE VESTIBULE

uPVC double glazed leaded door opening to:-

### ENTRANCE HALLWAY

Glazed doors opening off to:-

### LOUNGE 13' 0" x 12' 5" (3.96m x 3.78m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Focusing on a wood fire surround, two wall lights and radiator.

### BATHROOM

uPVC double glazed window to the front. Fitted with a matching suite consisting of low level WC, pedestal wash hand basin and twin grip panelled bath with mixer attachment and with an electric shower over bath. Towel radiator and extensive ceramic tiling to walls.

### KITCHEN 11' 3" x 6' 7" (3.43m x 2.01m)

uPVC double glazed window to the rear. 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. Space for cooker and space and plumbing for automatic washing machine. Wall mounted 'Worcester' gas combination boiler. Bi-fold door to:-

### REAR HALLWAY

Double glazed window opening onto conservatory and glazed door to conservatory. Radiator. Doors opening off to:-

### BEDROOM ONE 9' 9" x 6' 11" (2.97m x 2.11m)

uPVC double glazed window to the front. Recessed two sliding door wardrobe unit.

### BEDROOM TWO 12' 5" x 12' 0" (3.78m x 3.65m) maximum measurements

uPVC double glazed window to the front. Recessed hanging space and radiator.

### CONSERVATORY 14' 8" x 8' 1" (4.47m x 2.46m)

uPVC double glazing to three sides with a uPVC double glazed door opening onto the rear garden. Radiator.

### OUTSIDE

To the front the property is set back from the pavement by a garden and pedestrian access leads to either side. To one side is driveway access affording parking for a small vehicle which leads to the:-

### ATTACHED GARAGE 14' 9" x 11' 11" (4.49m x 3.63m)

Pedestrian access to the rear. Power and light connected.

### REAR GARDEN

To the rear is a small enclosed garden with an external water tap. There is a further enclosed garden to one side of the property which is overgrown and at the time of inspection inaccessible.

### DIRECTIONS

From Illogan (by the Robartes Arms and local shop) head into Alexandra Road, take the first left into Warwick Avenue and continue on into Alexandra Close. Where the road turns right continue and the property will be identified on the right hand side.



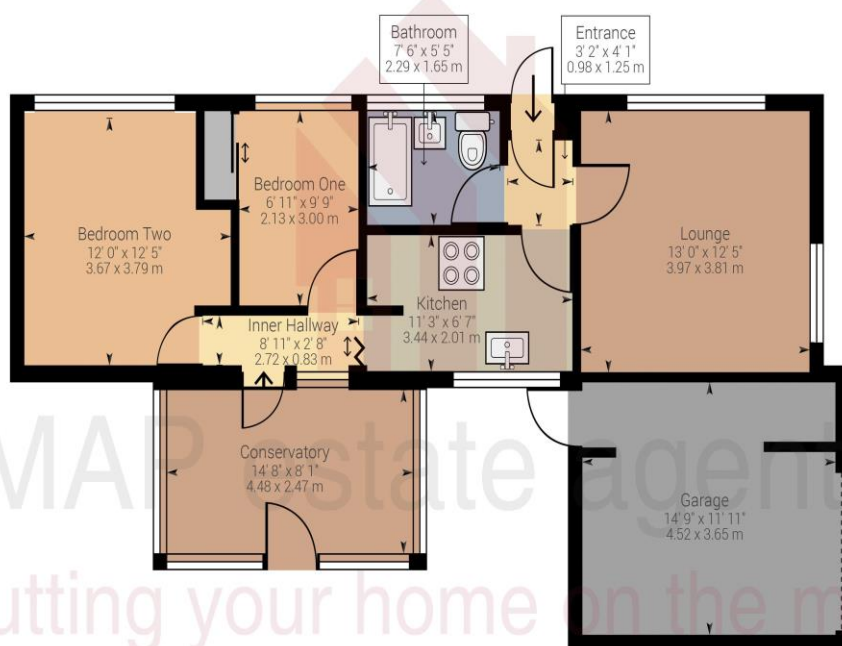
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         | 83        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 58      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |





## MAP's top reasons to view this home

- Detached corner plot bungalow
- Two bedrooms
- Dual aspect lounge
- Galley kitchen
- Bathroom
- Conservatory
- uPVC double glazing
- Gas central heating
- Gardens, parking and garage
- Chain free, requires refurbishment



Approximate net internal area: 673.16 ft<sup>2</sup> (854.46 ft<sup>2</sup>) / 62.54 m<sup>2</sup> (79.38 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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