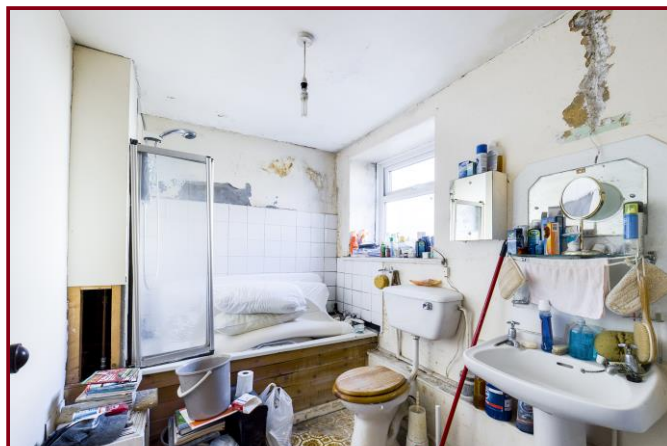




MAP estate agents
Putting your home on the map

**Albany Road,
Redruth**

**£115,000
Freehold**





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Property Introduction

Situated within the ever popular Albany Road on the Falmouth side of the town, this mid-terrace cottage style home is being offered for sale chain free for the first time in over forty years.

Requiring updating and modernising, there is a lounge and kitchen on the ground floor whilst the first floor features a double size bedroom and a bathroom.

One will find gas fired heating, the rear elevation is uPVC double glazed and gardens lie to both front and rear.

Sure to attract attention, an early viewing is strongly recommended.

Location

The property is situated within half a mile of the town centre where 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. Schooling is available for all ages within the town in highly respected local schools. Redruth is also home to Kresen Kernow which has the largest collection of archive and library material relating to Cornwall's history.

The A30 trunk road runs to the north of the town and gives access to a direct route out of the county. The north coast at Portreath is within five miles, Truro, the administrative and cultural centre of Cornwall is within ten miles and the south coast university town of Falmouth is within nine miles.

ACCOMMODATION COMPRISES

Solid door opening to:-

ENTRANCE VESTIBULE

Staircase to first floor and doorway through to:-

LOUNGE 15' 11" x 11' 2" (4.85m x 3.40m)

Window to front elevation. Tiled fire surround housing gas fire with back boiler. Door to:-

KITCHEN 12' 2" x 8' 1" (3.71m x 2.46m) maximum measurements

uPVC double glazed door and window to rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit. Cooker point. Space and plumbing for automatic washing machine and wall mounted radiator. Door to airing cupboard containing copper cylinder and shelved storage.



FIRST FLOOR LANDING

Doors opening off to:-

BEDROOM 15' 0" x 9' 9" (4.57m x 2.97m) maximum measurements

Window to the front. Radiator.

BATHROOM

uPVC double glazed window to the rear. Fitted with a low level WC, pedestal wash hand basin and panelled bath with electric shower over. Radiator.

OUTSIDE FRONT

To the front the garden is enclosed and sets the property back from the pavement.



REAR GARDEN

The rear garden is again enclosed on two levels and has pedestrian access out on to a service lane.

DIRECTIONS

From Redruth Railway Station proceed down the hill and at the traffic lights turn left, turn left again by St Andrews Church and at a give way junction turn right into Albany Road. After passing the crossing with Park Road, the property will be identified on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



MAP's Top reasons to view this home

- Terraced cottage
- Favoured residential location
- One double size bedroom
- Lounge
- Kitchen
- Gas central heating
- Double glazing to rear
- Gardens to front and rear
- Chain free sale
- Requires updating and modernisation



Approximate net internal area: 566.28 ft² / 52.61 m²
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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