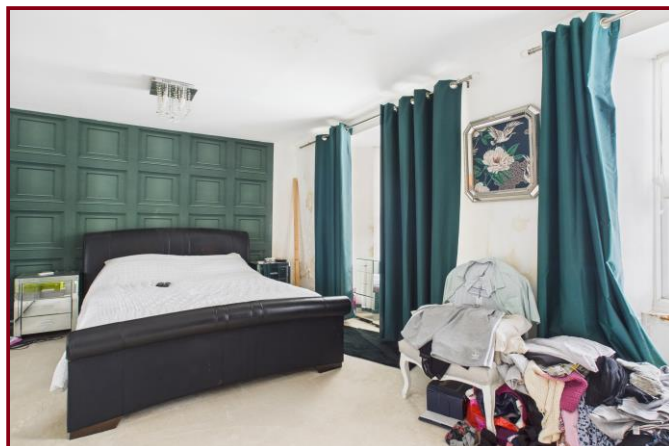




MAP estate agents
Putting your home on the map

**Agar Road, Illogan Highway,
Redruth**

**£275,000
Freehold**





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Property Introduction

Conveniently located for access to larger out-of-town shopping outlets, schooling and the A30 trunk road, this Victorian style semi-detached house offers well proportioned family size accommodation.

Formally four bedrooms, it now offers three double size bedrooms and a bathroom on the first floor whilst on the ground floor there is a lounge, dining room and a remodelled kitchen. The property is warmed by a gas fired boiler and is double glazed. Requiring a program of largely cosmetic updating and with a potential to re-create the fourth bedroom which could well be used as a home office if desired, this is a property well suited to those looking to put their own mark on their new home.

To the outside, parking is available to the front for two vehicles and to the rear will be found an enclosed largely lawned garden which is of a generous size.

In summary, a property that would benefit from some work to create a well proportioned family home.

Location

Situated within walking distance of major shopping outlets, there is schooling for all ages nearby and within three quarters of a mile, there is direct access onto the A30 trunk road.

Redruth, the nearest major town is within two miles and here, one will find both local and national retail outlets together with a mainline Railway Station which connects with London Paddington and the north of England.

Truro, the administrative and shopping hub for Cornwall and the university town of Falmouth on the south coast, are both within commuting distance. The north coast harbour village of Portreath, which is noted for its sandy beach, is within three miles.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE VESTIBULE

Dado rail with panelling beneath. Part glazed door opening to:-

HALLWAY

Stairs to first floor and radiator. Open access through to dining room and door to:-

LOUNGE 11' 8" x 10' 4" (3.55m x 3.15m) plus bay

uPVC double glazed bay window to the front. Picture rail, dado rail and radiator.

DINING ROOM 15' 1" x 10' 1" (4.59m x 3.07m) including staircase

Focussing on a feature fire surround with four-door alcove cupboards to either side. Ceramic tiled flooring, radiator and squared archway opening to:-

KITCHEN/BREAKFAST ROOM 12' 3" x 11' 6" (3.73m x 3.50m)

uPVC double glazed window to the side and uPVC double glazed French doors opening onto the rear garden. Re-fitted with a range of eye level and base mid-grey gloss units having adjoining square edge working surfaces and with an inset stainless steel one and a half bowl sink unit with mixer tap. Central island unit with storage beneath, two built-in eye level 'De Dietrich' electric ovens, integrated dishwasher and space and plumbing for an automatic washing machine. Inset ceramic hob with cooker hood over.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

On two levels with panelled doors opening off to:-

BEDROOM ONE 16' 2" x 11' 7" (4.92m x 3.53m) maximum measurements

Two uPVC double glazed windows to the front - one of which is a bay window, enjoying an outlook towards Carn Brea. Polished wood flooring and radiator. It should be noted that this room was formally two rooms and could well be re-converted if so desired.

BEDROOM TWO 10' 11" x 8' 11" (3.32m x 2.72m)

uPVC double glazed window to the side. Featuring a Victorian style fire surround with a cast iron back and with polished wood flooring. Radiator.

BATHROOM

uPVC double glazed window to the side. Remodelled with a white suite consisting of close coupled WC, vanity wash hand basin with storage beneath and panelled bath with plumbed shower over. Extensive shower panelling and towel radiator. Tiled flooring.

BEDROOM THREE 12' 2" x 9' 8" (3.71m x 2.94m) maximum measurements, L-shaped

uPVC double glazed window to the rear. Radiator.

OUTSIDE FRONT

To the front of the property, there is parking for two vehicles.

REAR

The rear garden is enclosed and features a large patio seating area immediately to the rear of the house. The remainder of the garden is largely lawned and at the rear of the garden is a block-built storage shed. Pedestrian access leads out to the side of the garden and the rear garden benefits from an external power supply and water supply. It should be noted that this garden is very secure and ideal for younger children.

SERVICES

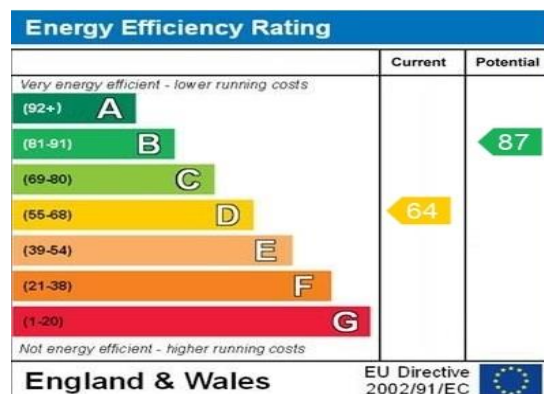
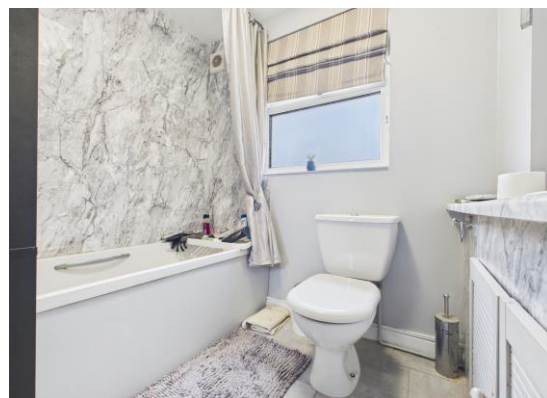
Mains water (metered), mains electricity, mains gas and mains drainage.

AGENT'S NOTE

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

DIRECTIONS

From the centre of Pool heading towards Redruth, the property will be identified on the left-hand side opposite the 'National Trust' engine houses. If using What3words: breeding.dove.racetrack





MAP's top reasons to view this home

- Victorian style semi-detached house
- Three bedrooms
- Lounge
- Dining room
- Re-fitted kitchen
- First floor bathroom
- uPVC double glazing
- Gas central heating
- Garden and parking
- Would benefit from updating



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