

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£220,000 FREEHOLD

Garby Lane, Redruth, TR15 2NU



- THREE BEDROOMS
- LOUNGE
- KITCHEN
- PARKING FOR ONE VEHICLE
- GARDENS
- COUNCIL TAX BAND A
- TUCKED AWAY LOCATION
- CHAIN FREE!

An attractive mid terraced Three Bedroom property situated in a tucked away location but within easy reach of local transport links, schools and amenities. Ideally suited to a couple or family the accommodation comprises of Lounge with Wood Burning Stove, Kitchen with Oil fired Rayburn, Bathroom/WC, Three Good Sized Bedrooms and an enclosed rear garden. The property is double glazed and is warmed by modern electric radiators. There is off road parking to the front of the property for one vehicle. EPC: TBC. Council Tax Band A.



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Approached via a gravelled driveway to a UPVC front door opening into:-

ENTRANCE HALL

There are stairs rising to the first floor and a door to:-

LOUNGE

12'4" x 11'10" (3.76m x 3.61m)

There is a feature granite inglenook style fireplace with log burning stove, electric ceramic radiator, double glazed window to the front, study area beneath the stairs and step up to a doorway to:-

KITCHEN/DINER

12'4" x 9'5" (3.76m x 2.87m)

Comprising of a range of eye level and base units with work surface over, tiled splashbacks, inset single bowl stainless steel sink with side drainer, space for an LPG cooker, space for a fridge/freezer, oil fired Rayburn, electric ceramic radiator, double glazed window to the rear, door opening to the side garden, door to:-

UTILITY ROOM

There is space for a washing machine and a further space for a tumble dryer. Door to:-

BATHROOM/WC

A modern suite consisting of a panel bath with electric shower over, close coupled WC, pedestal mounted wash hand basin, ladder type heated towel rail, extractor and a double glazed window to the rear.

FIRST FLOOR

LANDING

A split level landing with doors to all bedrooms.

BEDROOM ONE

12'5"max x 11'2"max (3.78m x 3.40m)

A good sized double bedroom with built in wardrobe cupboard, electric ceramic radiator, loft access hatch and a double glazed window to the front affording far reaching views towards Carn Brea.

BEDROOM TWO

12'5" x 7'6" (3.78m x 2.29m)

A useful second double bedroom with a skylight window, electric ceramic radiator and a double glazed window overlooking the rear garden.

BEDROOM THREE

9'1" x 7'7" (2.77m x 2.31m)

A generous single bedroom with a skylight window, electric ceramic radiator and a double glazed window overlooking the rear garden. Loft access hatch.

OUTSIDE

FRONT GARDEN

Mostly given to parking but with a raised bed and shrub planting to each side.

SIDE GARDEN

There is a raised bed, pedestrian access gate over the neighbouring property. Steps up to:-

REAR GARDEN

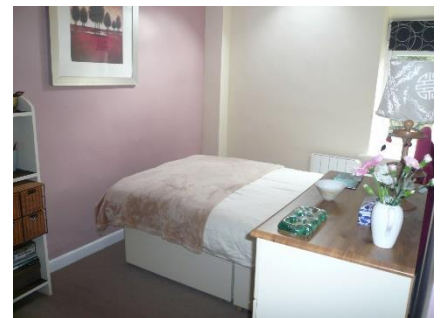
Mostly laid to lawn, bounded by walling and fencing, oil storage tank and a gravelled seating area.

ENERGY EFFICIENCY RATING

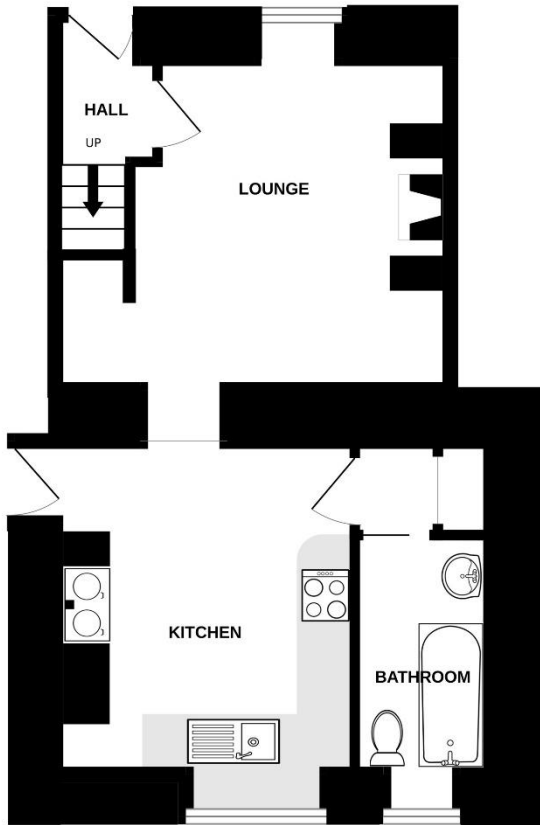
This property has been rated as TBC.

AGENTS NOTE

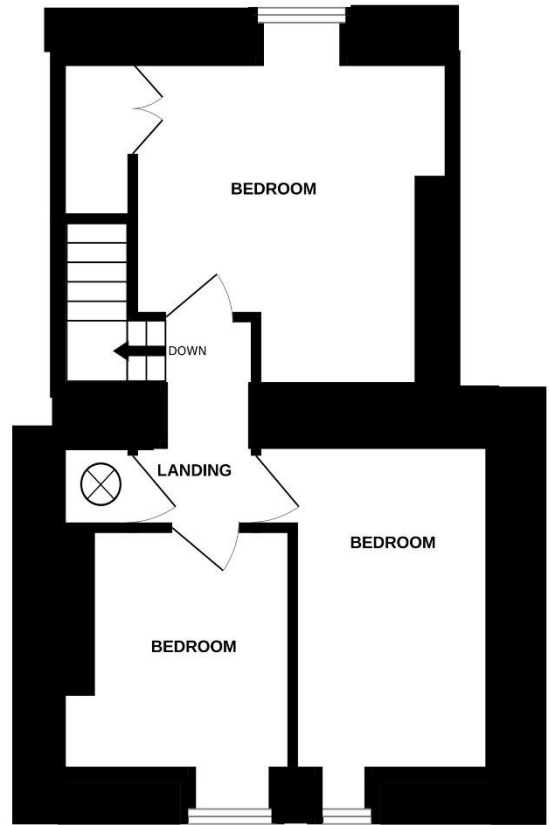
Mains Electricity, Mains Water and Mains sewerage, Broadband are connected to the property. Good Mobile phone signal was noted. The access road is unadopted and maintained by the properties it serves. Council Tax Band A. The property is of predominantly stone construction.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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