

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

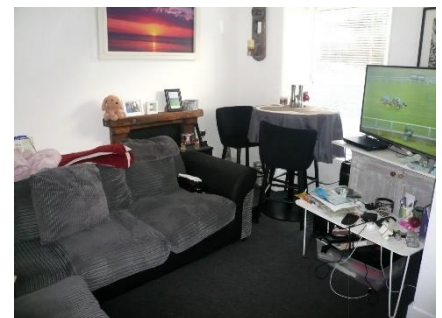
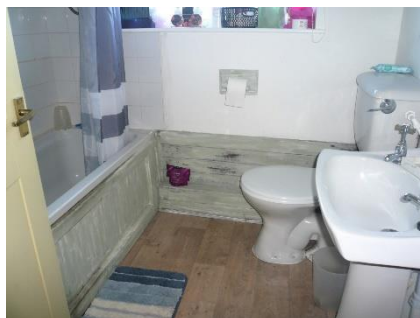
## £190,000

*Paulls Row, Redruth, TR15 1NG*



- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING FOR 1 VEHICLE
- CLOSE TO TOWN
- DOUBLE GLAZED
- MODERN ELECTRIC RADIATORS
- ENCLOSED REAR GARDEN
- EPC F COUNCIL TAX BAND A
- IDEAL FIRST TIME BUY

Updated Two Double Bedroom Terraced Cottage close to the town, local amenities and transport links. The property is double glazed and warmed by modern electric radiators. There is off road parking to the rear for one vehicle and an enclosed rear garden. The accommodation comprises of: - Entrance Vestibule, Lounge, Kitchen, Bathroom/WC and to the first floor Two Double Bedrooms one with built in wardrobe. This property would make an ideal first time purchase and should receive your earliest attention to view. EPC: F Council Tax Band A



# Pauls Row, Redruth, TR15 1NG

There is a UPVC front door opening to:-

## ENTRANCE VESTIBULE

Provision for coat hanging and a door to:-

## LOUNGE

12'2" x 11'2" (3.71m x 3.40m)

There is a feature fireplace with inset electric stove, two electric radiators, under stairs storage cupboard, double glazed window to the front and a door to:-

## KITCHEN

9'3" x 7'7" (2.82m x 2.31m)

A modern kitchen with a range of eye level and base units with work surface over, inset stainless steel sink with side drainer, inset electric hob with built in electric oven below, space for upright fridge freezer, Double glazed window to the rear and stairs rising to the first floor. Door to:-

## REAR HALL

There is a door to the rear garden, bathroom/wc and a built in cupboard with space and plumbing for a washing machine.

## BATHROOM/WC

A modern suite comprising of a panel bath with electric shower over, close couple EC and a pedestal mounted wash hand basin, electric towel rail and a double glazed window to the rear.

## FIRST FLOOR

## LANDING

There is a small landing area with doors to both bedrooms

## BEDROOM ONE

10'8" x 8'8" (3.25m x 2.64m)

There are two double glazed windows to the front and an electric radiator.

## BEDROOM TWO

9'7" x 8'11" (2.92m x 2.72m)

There is a double glazed window to the rear, built in wardrobe cupboard and an electric radiator.

## OUTSIDE

## REAR GARDEN

Enclosed by fencing and walling and laid to gravel for ease of maintenance with a gate leading to:-

## OFF ROAD PARKING

There is off road parking for one vehicle accessed by a service lane.

## AGENTS NOTE

Mains Electric, Mains Water and Mains Drainage are connected to the property. Mobile coverage from all providers (Source Ofcom) Broadband Speeds from 7Mbps Standard and 180Mbps Ultra-Fast (Source Ofcom). Council Tax Band A The property is of standard stone construction.

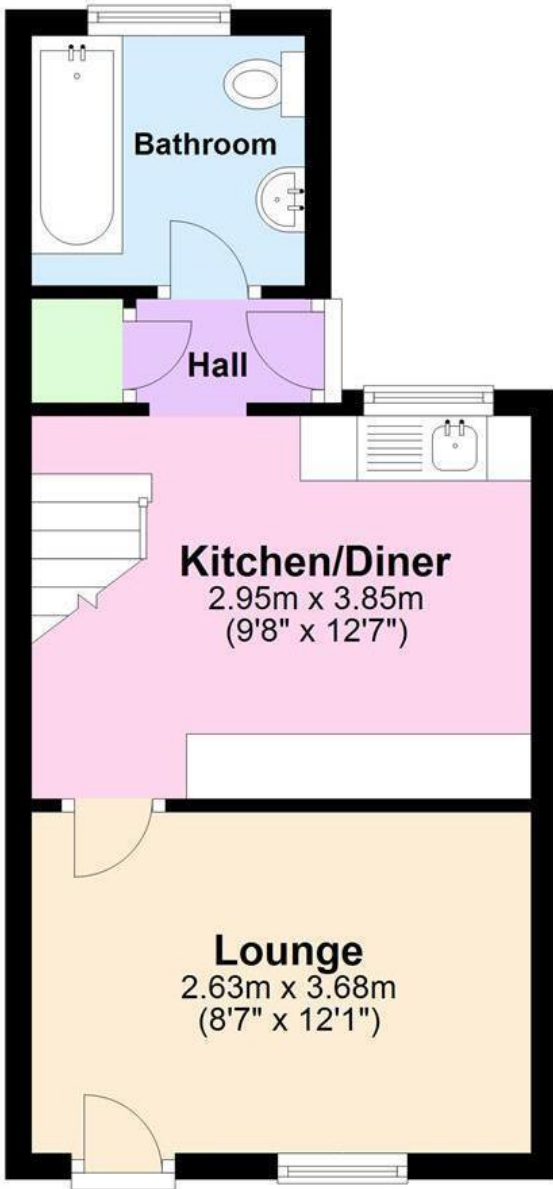
## ENERGY EFFICIENCY RATING

This property has been rated as F (34) with a potential rating of A (93).



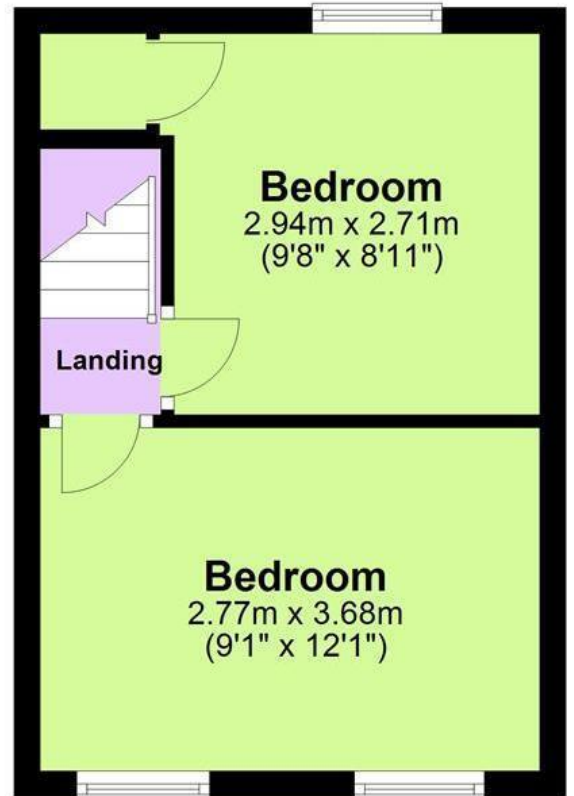
## Ground Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



## First Floor

Approx. 21.8 sq. metres (235.1 sq. feet)



Total area: approx. 49.8 sq. metres (536.5 sq. feet)