

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£285,000

Chili Road, Illogan Highway, Redruth, TR15 3JP



- THREE BEDROOMS
- LOUNGE/DINING ROOM
- FIRST FLOOR BATHROOM/WC
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- WELL PRESENTED
- EPC: E COUNCIL TAX BAND: A

A deceptively spacious and beautifully presented Three Bedroom Family Home within easy reach of local shopping facilities, schools and amenities. The property retains a wealth of character including exposed floor boards and a feature fireplace. There is a delightful enclosed garden to the rear creating a safe and secure environment for children and pets alike. The accommodation briefly comprises of: - Entrance Hall, Open plan Lounge/Dining Room, Kitchen and to the first floor Two Double Bedrooms, a Single Bedroom and the Bathroom/WC. The property is double glazed and warmed by gas central heating. There is off road parking to the front which could be extended to provide further parking. EPC: E Council Tax Band: A.



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Approached via a gated pathway leading to a part glazed front door opening to:-

ENTRANCE HALL

Exposed floorboards, radiator and opens to:-

LOUNGE/DINING ROOM

24'0" x 11'9" (7.32m x 3.58m)

A well-proportioned, light and airy room with a double glazed window to the front, lounge area with feature open fireplace, exposed floorboards, radiator and a dining area with tiled floor, gas fire with back boiler providing domestic hot water and heating, stairs rising to the first floor with useful storage area below, opens to:-

KITCHEN

15'7" x 6'9" (4.75m x 2.06m)

A modern kitchen with a good range of eye level and base units with work surface over, tiled splashbacks, inset ceramic sink with side drainer, space for a free standing gas cooker, space and plumbing for a washing machine, two double glazed windows looking over the rear garden and a double glazed door opening to the rear garden.

FIRST FLOOR

LANDING

A split level landing with steps to the Bathroom/WC and steps up to the main landing with doors to all bedrooms, built in storage cupboard and a loft access hatch.

BEDROOM ONE

11'11" x 10'1" (3.63m x 3.07m)

A good sized main bedroom with a radiator, double glazed window to the rear and a built in cupboard housing the hot water cylinder.

BEDROOM TWO

11'9" x 8'10" (3.58m x 2.69m)

A useful second double bedroom with a double glazed window to the front, exposed floorboards and a radiator.

BEDROOM THREE

8'2" x 6'8" (2.49m x 2.03m)

A generous single bedroom with exposed floorboards, radiator and a double glazed window to the front.

BATHROOM/WC

7'5" x 6'9" (2.26m x 2.06m)

A white suite comprising of a panel bath with electric shower over, low level flush WC, pedestal; mounted wash hand basin, double glazed window to the rear and a radiator.

OUTSIDE

FRONT GARDEN

The majority of the front garden has been given to off road parking but there is some wild flower and shrub planting. Bounded by walling to two sides.

REAR GARDEN

Bounded by fencing and hedging and enclosed to provide a secluded and safe garden. There is a delightful sun terrace with ample room for seating, further lawned area and a further seating area which is well screened for privacy. There is wild flower and shrub planting throughout giving colour and interest through the year. There is a gated side access leading over the neighbouring property. It should be noted that no such right of way exists over this property.

OFF ROAD PARKING

There is off road parking to the front of the property for one vehicle but this could be extended to provide further parking.

ENERGY EFFICIENCY RATING

This property has been rated as E (51) with a potential rating of C (78).

AGENTS NOTE

All mains services are connected to the property.

The property is of stone construction with a later block extension which has a clear concrete screening report. The concrete screening was carried out by Cornwall Consultants on 29/06/2021 ref MBT18133.

Coverage by all Mobile Networks (source Ofcom).

Broadband Speeds 11Mbps Standard and 80Mbps Super-Fast (source Ofcom).

