



Sparnon Hill

Redruth

TR15 2RH

Asking Price £220,000

- SPACIOUS TERRACED HOME
- THREE BEDROOMS
- FOUR PIECE BATHROOM
- LARGE LOUNGE/DINER
- KITCHEN
- GARAGE AND DRIVEWAY
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- EDGE OF TOWN LOCATION
- NO ONWARD CHAIN



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1173.27 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this spacious mid terraced town house, situated on a quiet road the edge of Redruth Town. The accommodation briefly comprises an entrance hall, large lounge/diner, good sized kitchen, three comfortable bedrooms and a large family bathroom with separate W.C. Outside, the rear enjoys an enclosed courtyard style garden with a block tool shed and access to a single garage and parking beyond. The property also benefits from double glazing gas central heating and will ideally suit a growing family in need of space and convenience.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Tiled floor, two radiators, stairs to first floor, doors to lounge/diner and kitchen.

LOUNGE/DINER

21'1" x 13'5" (6.45m x 4.09m)

A large reception which was formerly two rooms now offering a dual aspect lounge/diner with feature fireplace, internal archway, two radiators and two double glazed windows to front and rear.

KITCHEN

17'5" x 8'6" (5.31m x 2.6m)

A good sized kitchen fitted with a range of matching base and wall units, granite effect work surfaces with tiled splash backs including breakfast bar, space for white goods, stainless steel sink with mixer tap and drainer, large dual fuel oven, wall mounted combination boiler, exposed granite feature fireplace, radiator, tiled floor, double glazed window, obscure double glazed door to garden.

FIRST FLOOR

LANDING

A large split level landing with obscure double glazed window, decorative arch, loft access hatch, doors to bedrooms and bathroom.

BEDROOM ONE

12'9" x 10'0" (3.9m x 3.07m)

Double glazed window, radiator.

BEDROOM TWO

13'1" x 9'6" (4.01m x 2.92m)

Double glazed window, radiator.

BEDROOM THREE

10'11" x 7'4" (3.34m x 2.26m)

Double glazed window, radiator.

FAMILY BATHROOM

A large family bathroom comprising corner bath with tiled surround, shower cubicle with tiled surround and hand basin with tiled splash back and storage cupboard below, obscure double glazed window, radiator, vinyl flooring, inset lighting.

OUTSIDE

To the rear of the property is the huge benefit of off road parking and a single garage. A pedestrian rear gate leads into an enclosed courtyard style garden with steps down to an additional paved courtyard with external water tap and a useful block shed.

GARAGE

17'1" x 8'2" (5.22m x 2.49m)

Up and over door, light and power, pedestrian access door.

SERVICES

Mains electricity, metered water, drainage and gas (however we have not verified connections).

Council Tax Band C



Directions To Property

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Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	