



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Detached

Asking Price

**£575,000**

Located in

**Redruth**



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Alexandra Road

Redruth | Cornwall | TR16 4EN



A substantial detached 3 bedroom (potentially 4) family house located in a large level gated garden plot with ample driveway parking, including a garage/store and a very large workshop / studio with annexe potential (subject to any necessary consent). Favoured location along a tree lined avenue of individual properties close to Tehidy Golf Club and not far from the north Cornish coast.

NO ONWARD CHAIN



# Alexandra Road

£575,000 Freehold



- Three bedrooms (potentially four with minor alterations).
- Detached family house
- Large outbuilding with annexe potential
- Favoured location
- UPVC double glazing
- NO ONWARD CHAIN
- Good decorative presentation
- Large level gated garden plot
- Underfloor heating
- Ample driveway parking



## Council Tax Band E

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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