



Redruth

A mid terraced family house
Three good sized bedrooms
Spacious reception with feature log burner
Fitted kitchen and space for family dining
Double glazing throughout
Gas central heating
Convenient location overlooking Trefusis Park
Enclosed front and rear gardens
On street parking and a garage at the rear
Excellent home or investment opportunity

Guide £285,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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REF: SK7244



Kimberley's are delighted to bring to the market this charming mid terraced property which offers the perfect balance of comfort and practicality for family living, with a welcoming lounge that has a log burner that creates a warm inviting heart to the home.

Redruth is a small town with a rich history of mining and commerce and is now a bustling town centre with a thriving community. The centre is home to a variety of shops, cafes, bars, restaurants, along with the newly opened Buttermarket that hosts a variety of events along with Rumons Social Club and The Redruth Drapery in West End. The Regal multi-screen cinema is also a popular venue with the latest films and 'live' shows and having its own cafe and bar. The town also boasts well regarded primary schools with secondary education being offered at Redruth School, Pool Academy and Cornwall College at Pool. There are also a number of doctors surgeries, dentists and hairdressers/salons within the town centre. Redruth is also home to a number of parks and green spaces including Victoria park and Carn Brea hill, monument and castle which is a popular spot for hiking. The North coast is also a short drive away with a number of beautiful beaches and walks to explore.

The accommodation in brief comprises, an entrance vestibule, hallway, spacious lounge and dining room, kitchen/breakfast room, three bedrooms and large bathroom/shower room combined. Outside, the property has an enclosed front garden and to the rear of the property there is an enclosed garden with a patio area for alfresco dining and a range of low-lying bushes which lead up to a detached garage.

Access via a picket gate up a stone pathway with steps up to a UPVC double glazed door into:

UPVC half glazed front door leading to:

ENTRANCE VESTIBULE

With coat hooks, dado rail, carpet, half glazed wood door to:

HALLWAY

Central pendant light, some original features including picture rails, carpet, carpeted staircase to first floor landing, small paned wooden door to:

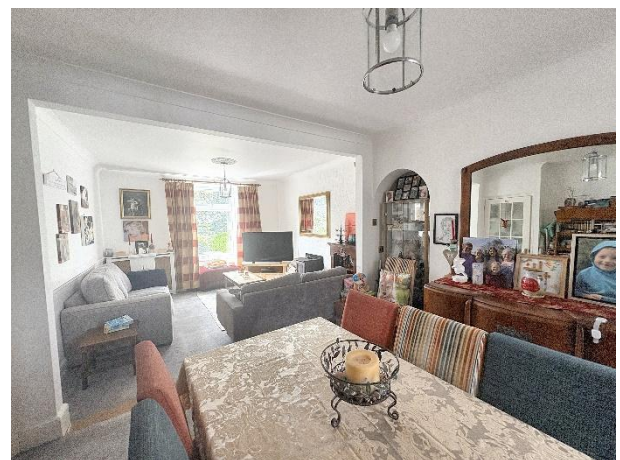
LOUNGE/DINING AREA

LOUNGE AREA 3.68m (12'1") x 3.51m (11'6")

UPVC double glazed window overlooking the front garden with far reaching views towards Trefusis Park, centre ceiling rose with pendant light, log burner set on a slate hearth, radiator, dado rails, carpet.

DINING AREA 3.68m (12'1") x 3.56m (11'8")

Under stairs storage cupboard, coved ceiling, arched display recesses, dado rails, central ceiling light, fitted carpet, flagstone steps leading to:



UTILITY/DINING AREA 3.35m (11'0") x 2.24m (7'4")

Step up with flagstone flooring into the utility/dining area with space for a fridge/freezer, washing machine, a breakfast table, rough cast wall, tripolycarbonate roof, half glazed UPVC double glazed door with light panels either side leading out to the garden, open to:



KITCHEN 2.64m (8'8") x 3.63m (11'11")

A range of matching shaker style wall and base units in cream with wood effect roll edge work surfaces over, inset 1 1/2 bowl stainless steel sink unit with mixer tap, space for tallboy fridge/freezer, space and plumbing for washing machine and dishwasher, an Aga gas fired range, central pendant light, UPVC double glazed window overlooking the enclosed rear garden, flagstone tiled floor.

**BATHROOM 2.64m (8'8") x 2.67m (8'9")**

Accessed through a white wooden door, this spacious bathroom has dual aspect UPVC frosted double glazed windows. Fitted with a white suite comprising of a low level wc, white handled and panelled bath with telephone hand shower, a separate enclosed shower cubicle with glass screen surround, low-level flush wc, pedestal wash hand basin with vanity mirror above, fully tiled walls, laminate flooring, flush light fitting.

**BEDROOM ONE 2.62m (8'7") x 3.48m (11'5") plus window recess and measured to wardrobe.**

A spacious and bright room with a white door, a central pendant light, radiator, UPVC double glazed window overlooking the enclosed rear garden, with a substantial wardrobe space for additional storage.

**BEDROOM TWO 2.69m (8'10") x 3.56m (11'8") plus window recess.**

A light and bright room with UPVC double glazed window it has far reaching views over Trefusis Park, radiator point and carpet.

**BEDROOM THREE 2.03m (6'8") x 2.57m (8'5") plus window recess.**

Access through a white wooden door with UPVC double glazed window with far reaching views, radiator and carpet.



OUTSIDE

To the front and accessed via the pavement, granite steps lead up to a concrete path that in turn leads to further granite steps taking you to the front door. To the left of the path there is an area laid to granite chippings and the garden is bordered by mature hedging.

To the rear, immediately adjacent to the house is a paved patio area that takes you to a path leading you to the rear of the garden. To the right hand side of the path is a further paved patio area which is ideal for alfresco entertaining. The path continues to the side of the garage and up to a timber gate that gives access to the rear. The garden is bordered by Cornish stone hedging, mature plants and shrubs and timber fencing giving a good degree of privacy.



GARAGE

Located at the foot of the garden and accessed via a UPVC half glazed door with window overlooking the rear garden, wooden side window and up and over door from the rear access lane. There is also light and power.

COUNCIL TAX BAND B

SERVICES Mains electricity, gas, water and drainage.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

TREFUSIS PARK



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