



Redruth

A semi detached granite town cottage
Walking distance to the town centre and station
Being sold with no onward chain
Plenty of features and further potential
Gas central heating by radiators
UPVC double glazed windows
Sitting room with fireplace and wood burning stove
Fitted kitchen/dining room, rear conservatory/porch
Two double bedrooms, bathroom and combined wc
Parking space, generous mature gardens.

Guide £220,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN



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www.kimberleys.co.uk

REF: SK7271

A great opportunity to own this spacious two-bedroom semi-detached granite town cottage which is set in the convenient location of St Day Road within walking distance to Redruth bustling town centre, railway station and transport links.

This delightful character home is being sold with the benefit of no onward chain and in our opinion, it would be ideal for first time buyers looking to buy and create their own home or in addition to an investor buyer's property portfolio.

The house has plenty of character features including gas fired heating by radiators, a tall granite fireplace with wood burning stove in the sitting room, fitted kitchen, dining room which also has an old Cornish range, beams, UPVC double glazed windows and doors, some fitted carpets and wealth of natural woodwork throughout.

The accommodation includes on the ground floor, an entrance vestibule, sitting room, kitchen dining room, walk in pantry and utility room and on the first floor two double bedrooms and a bathroom/wc combined. Outside the property there is an off-road parking space for a family sized vehicle and unrestricted parking on the road opposite. The mature well stocked gardens along the side of the property and further terraced gardens at the rear in need of cultivation.

The historic market town of Redruth offers a good selection of facilities in the centre including independent and high street branded shops, pubs, bars and restaurants, a multi-screen cinema and theatre, educational facilities and of course the mainline station connecting to Penzance in the West and London Paddington and all points North in a Westerly direction. Redruth is situated about 12 miles from the cathedral city of Truro, 10 miles from the harbour town of Falmouth and only a short drive away from the rugged coastline and many beautiful sandy beaches that the North coast has to offer.

We thoroughly recommend an immediate viewing to secure this property.

Why not call and arrange a personal viewing today!

THE ACCOMMODATION COMPRIMES

A painted and glazed front door to:

ENTRANCE VESTIBULE

Coat hooks, fitted carpet, cupboard housing electric meter and fuse box, light room window into the sitting room, strip pine internal door to:

SITTING ROOM 4.88m (16'0") x 3.66m (12'0")

Including vestibule

A focal point granite fireplace, inset wood burning stove on a raised dark slate hearth, alcove and book display unit either side of the fireplace, recessed UPVC double glazed sash window and window seat overlooking the front aspect, double radiator, fitted carpet, under stair storage cupboard, archway and a couple of steps leading to:



KITCHEN/DINING ROOM 3.35m (11'0") x 3.25m (10'8")

Equipped with a range of matching wall and base units, granite effect roll top work surfaces with ceramic tiling over, gas cooker point, single drainer sink unit with chrome mixer tap, checker board pattern vinyl flooring a recessed original Cornish range (for show), two double radiators, beamed ceiling, staircase to first floor, multi paned doors to the rear conservatory porch, dual aspect double glazed windows overlooking the gardens, matching door to outside, ceramic tile floor with mono pitched roof painted rough cast walls exposed walls.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

DOOR LEADING FROM THE KITCHEN TO:

PANTRY 2.16m (7'1") x 1.83m (6'0")

With continued checkerboard flooring, painted and glazed door to the side.

PAINTED WOODEN STAIRCASE

From kitchen dining room to first floor landing, exposed pine flooring, access to loft space, linen cupboard.

BEDROOM ONE 3.66m (12'0") x 3.05m (10'0")

Exposed pine flooring, striped pine internal door, deep recessed double glazed sash window and window seat overlooking the front aspect, double radiator, open reach internet point (not tested), deep built in wardrobe cupboard with hanging space and shelving.



OUTSIDE

PARKING SPACE

At the front of the property, you will see a good-sized parking space to bring a family sized vehicle off road. There is plenty of unrestricted parking on the road opposite the house.



GARDENS

To the side of the property there are secluded private well stocked gardens with lawn and flowerbeds and to the rear of the house steps take you to the top garden which is in need of cultivation.



BATHROOM

An L-shaped bathroom with coloured suite comprising of handled and panelled bath with chrome mixer tap, telephone hand shower and shower attachment, fully tiled surround, pedestal hand wash basin with hot and cold taps, towel rail alongside, low flush wc, radiator, strip pine flooring, six panelled internal door, deep recess double glazed window overlooking the rear garden.

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Total floor area 81.5 m² (877 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalsagent.com

COUNCIL TAX BAND B

SERVICES Mains drainage, water, electricity and gas.

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.



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