



## 2 Hillside Terrace

East End, Redruth, TR15 1PN

**Guide price £105,000**



Being sold as a CASH PURCHASE ONLY, this terraced cottage benefits from family sized accommodation and is offered with no onward chain. The property has three bedrooms, a lounge, kitchen/diner, utility room and a bathroom. It is double glazed and has some night store heaters. Externally there is a small garden to the front and a well enclosed rear garden.





Set back from the road in a pedestrian only area, this terraced cottage offers three bedrooms, a lounge, kitchen/diner, bathroom and a useful utility room. Heating is via storage heaters and there is a gas water heater. The property has a small enclosed front garden and to the rear there is quite a sheltered private lawned garden with borders and is now ready for updating to your own taste. The property is very handy for a convenience store and bus services. Redruth town and railway station are within approximately half a mile. The property is being sold with no onward chain.

We have in our possession a mining and mundic report and we would suggest you may care to read these should you be interested in making an offer.

### LOUNGE

15'1" x 11'3" (4.60m x 3.43m)

Fire surround with a hearth and the centre panelled over. Stairs to first floor with storage beneath. Upvc door and window to the front and a night store heater.

### KITCHEN/DINING ROOM

11'6" x 11'0" (3.52m x 3.37m)

Base units with splash backs and incorporating a single drainer stainless steel sink unit. Complementary eye level cupboards are provided and there is quite a deep recess. Open joist ceiling and a night store heater.

### REAR UTILITY

Double glazed door to the rear, wall mounted gas water heater and space for white goods.

### BATHROOM

5'1" x 13'1", 36'1" (1.57m x 4,11m)

Panelled bath with a fully tiled surround, an electric shower, curtain and rail. Low level wc and a pedestal wash hand basin. Deep built-in cupboard and an obscure glazed window.

### FIRST FLOOR

#### BEDROOM 1

12'0" x 9'5" (3.66m x 2.88m)

With a night store heater, an open joist ceiling and a tilt and turn window.

#### BEDROOM 2

7'3" x 12'3" (2.21m x 3.75m)

With a night store heater.

#### BEDROOM 3

8'2" x 8'8" (2.50m x 2.65m)

With a night store heater.

### LANDING

Loft hatch.

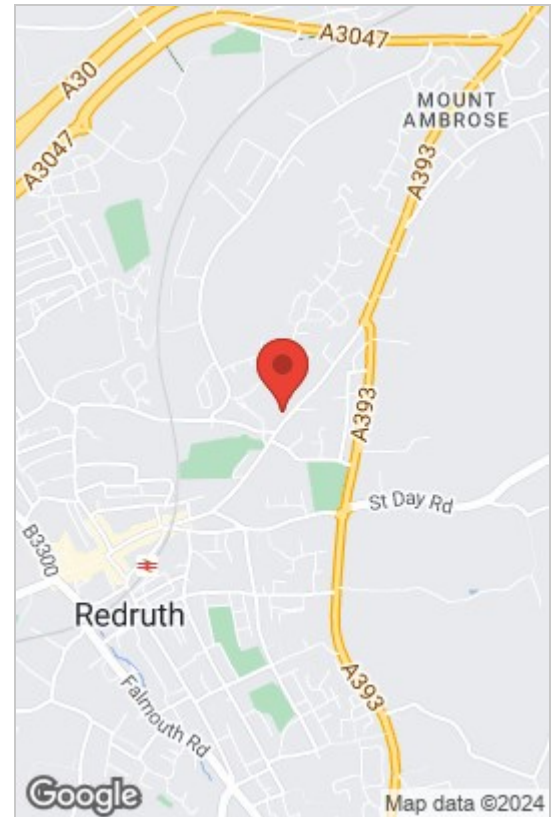
### OUTSIDE

The property is approached via a shared pathway and there is an enclosed front garden with a gate. To the rear the garden is now in need of updating to your own taste and offers plenty of scope of the keen gardener.

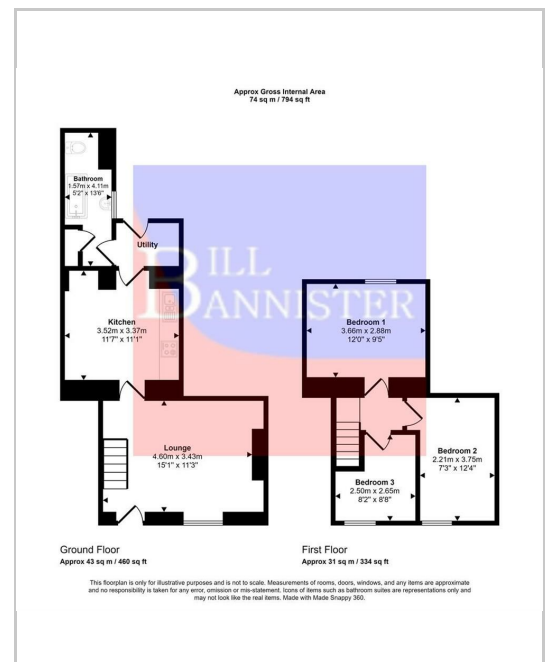
### DIRECTIONS

From Redruth railway station proceed up Station Hill into Higher Fore Street. Continue straight on into East End and you will see a convenience store on your right. Hillside Terrace will be found on the left hand side set in a pedestrian pathway.

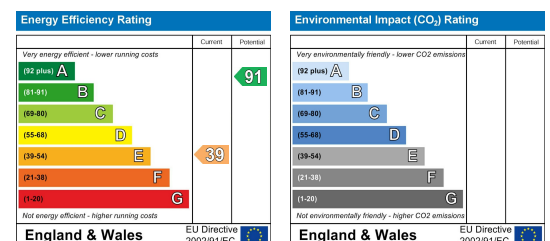
## Area Map



## Floor Plans



## Energy Efficiency Graph



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