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Sales & Lettings



## 23a East Park

Redruth, TR15 2DP

**£269,950**



This two bedroom detached bungalow is offered with no onward chain and is located on the outskirts of Redruth. In need of some updating the property has electric heating and double glazing. The lounge has a large window making it a light and airy room as well as an electric coal effect fire. The master bedroom has large free standing wardrobes and the kitchen has the airing cupboard housing the hot water cylinder. There is a garage with driveway parking leading to it and to the rear of it there is a sunroom with a tiled floor and upvc door which leads onto the rear garden.



Offered for sale with no onward chain is this two bedroom detached bungalow situated on the outskirts of Redruth. In need of some updating we feel this gives someone the perfect opportunity to put their own stamp on it. The bungalow benefits from a lounge, kitchen, two bedrooms, a bathroom, conservatory and garage. The lounge has the benefit of a focal point electric coal effect fire and a large double glazed window creating plenty of natural light. The kitchen has a range of storage cupboards and an airing cupboard housing the hot water cylinder. In the master bedroom there are large free standing wardrobes with hanging rails and storage shelves. The property has night storage heating and this is complemented by double glazing. Outside the rear garden has the benefit of two storage sheds and to the front there is off-road parking for one vehicle which leads up to the garage which has a conservatory attached.

Within walking distance there is a small Morrisons convenience shop. Redruth town is approximately 0.8 miles away where further local amenities can be found such as local shops, cafes, a cinema, bakeries and schools as well as a main line railway and bus services. The north coast is approximately 4.9 miles away with the nearest beach being Portreath.

**UPVC double glazed door with window to the side**  
Leading to:

**FRONT PORCH**  
Double glazed window. Obscure glazed wooden door leading to:

**FRONT VESTIBULE**  
Doors leading to:

**LOUNGE**  
9'4" x 16'6" (2.85m x 5.05m)  
A light room with a focal point electric coal effect fire having a tile surround and hearth. Night storage heater. Double glazed window to the front elevation. Door leading to the inner hallway.

**KITCHEN**  
7'11" x 12'9" (2.43m x 3.89m)  
A range of eye level and base units with plumbing for a washing machine and spaces for white goods. Stainless steel sink and drainer with a tiled splash back. Airing cupboard housing the hot water cylinder with storage shelves under. Double glazed window. Obscure glazed door leading to the rear garden. Door leading to:

**INNER HALLWAY**  
Loft access which is partially boarded. Doors leading to:

**BEDROOM 1**  
11'3" x 13'1" (3.43m x 4.01m)  
A good sized double room with large free standing partially mirrored wardrobes having hanging rails and storage shelves. Night storage heater. Double glazed window to the rear elevation.

**BEDROOM 2**  
8'7" x 9'10" (2.62m x 3.01m)  
Night storage heater. Double glazed window.

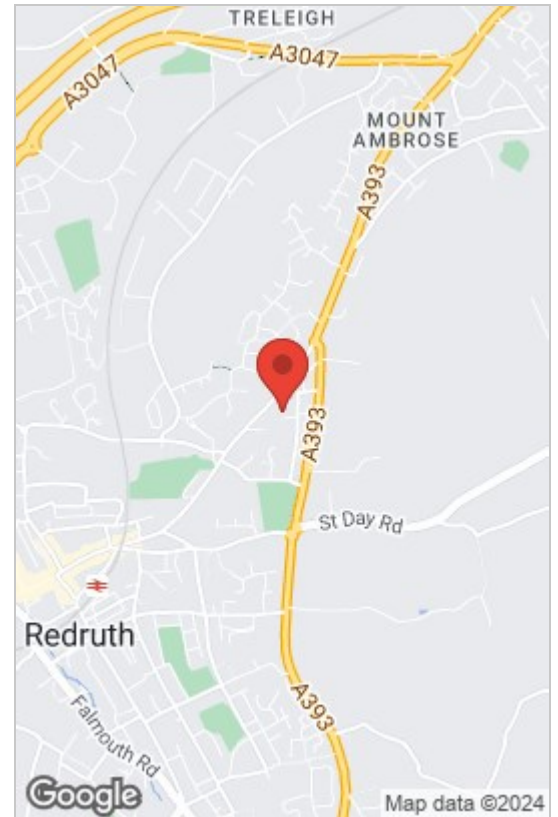
**BATHROOM**  
5'2" x 6'2" (1.60m x 1.89m)  
Panelled bath with an electric Mira shower over and a glass screen. Low level WC. Pedestal wash hand basin. Wall mounted mirrored medicine cabinet. Wall mounted electric heater. Obscure double glazed window. Tiled walls.

**OUTSIDE**  
To the rear of the property the garden is mainly laid to lawn with hedging borders and a small patio to one side leading off from the sunroom door. To the other side of this there are two storage sheds. At the front to one side is a small lawned area with mature shrubs further to this is a drive way providing off-road parking for one vehicle leading to an up over door in to the GARAGE 2.43m x 4.86m (8' x 15'11") with power connected and a door leading to:

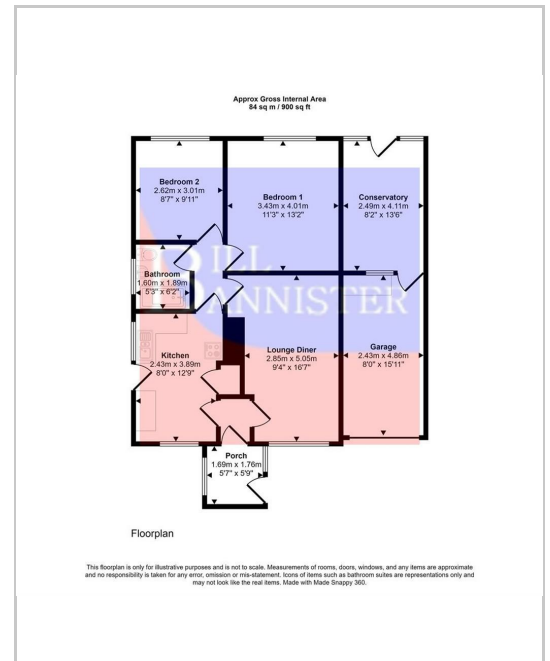
**SUNROOM**  
8'2" x 13'5" (2.49m x 4.11m)  
UPVC door leading to the rear garden.

**DIRECTIONS**  
From our office in Redruth proceed along Penryn Street and turn left at the traffic lights into station hill. Go straight ahead at the traffic lights and carry on up through Higher Fore Street. Go straight ahead at the fork in the road into East End and up the hill. At the mini roundabout turn right and then right again into East Park, turn left and then right where the bungalow will be found on the right hand side.

## Area Map



## Floor Plans



## Energy Efficiency Graph

