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Sales & Lettings



## 2 Church Road

Pool, Redruth, TR15 3PT

**Guide price £159,950**



Ideal for first time buyers or investment purposes, this end terraced house is situated in a very convenient location and is offered for sale with no onward chain. It benefits from two bedrooms and a first floor bathroom, a lounge, separate dining room, kitchen and the bonus of a utility room. The property is double glazed, has gas fired heating and a well enclosed rear garden.



This end terraced house is well presented and offered with the benefit of no onward chain. To the first floor there are two good bedrooms, one of which has two fitted wardrobes and the second has a dual aspect. The bathroom also has a mains shower. To the ground floor there is a hallway, two living rooms, a kitchen and a utility room. Externally there is a pleasant enclosed rear garden with an outside wc and a Palm Tree. There is a gas fired heating system and this is complemented by double glazing. Quite prominently situated, it gives very easy access to facilities, bus services and the A30.

#### ENTRANCE HALL

Small pane double glazed door and access to:

#### LOUNGE

12'6" x 13'1" (3.82m x 4.01m)

Focusing on a fire surround and hearth, there is also shelving, an understairs cupboard, two windows and a radiator.

#### DINING ROOM

8'5" x 12'0" (2.57m x 3.68m)

With a radiator.

#### KITCHEN

8'0" x 6'4" (2.45m x 1.95m)

Single drainer stainless steel sink unit plus eye level units, space for white goods and a tiled floor. Wall tiling.

#### UTILITY ROOM

6'9" x 4'6" (2.08m x 1.38m)

With a wooden single glazed door and a window.

#### FIRST FLOOR

##### BEDROOM 1

13'8" x 7'3" (4.17m x 2.23m)

Two fitted wardrobes and a radiator.

##### BEDROOM 2

10'0" x 9'5" (3.07m x 2.88m)

A dual aspect room with a radiator.

#### BATHROOM

7'8" x 6'7" (2.36m x 2.02m)

A pine panelled bath with a mains shower, pedestal wash hand basin and a wc. Quite extensive wall tiling, a pine ceiling, a radiator and a cupboard housing the Baxi gas boiler.

#### LANDING

With a window.

#### OUTSIDE

There is a well enclosed and surprisingly private garden to the side and rear with an outside wc, various flower beds and a Palm Tree.

#### DIRECTIONS

From our office in Redruth take the main road towards Camborne into Pool where you should turn right at the mini roundabout and the property will be seen on the right hand corner.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

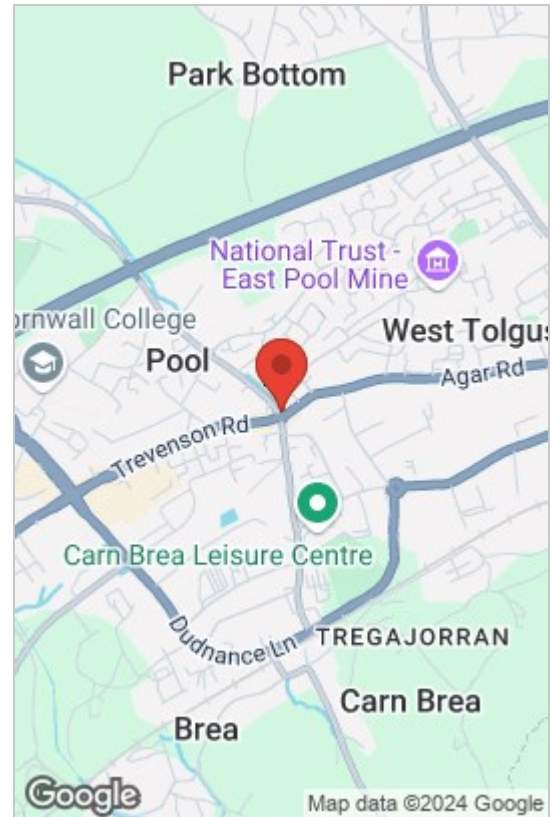
#### SERVICES

Mains drainage, mains water, mains electricity. Mains gas heating.

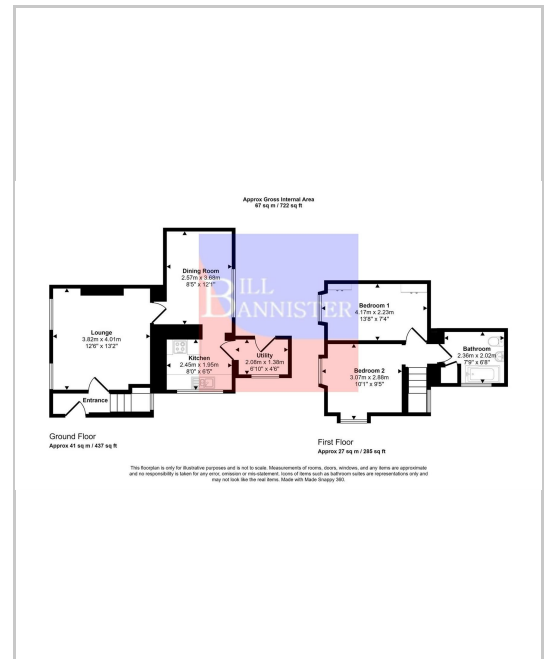
Broadband highest available download speeds - Standard 6 Mbps, Superfast 49 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

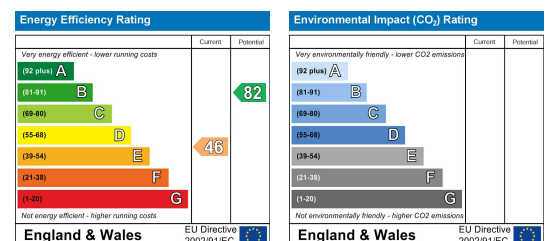
## Area Map



## Floor Plans



## Energy Efficiency Graph



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