



78 Higher Fore Street

Redruth, TR15 2AR

£179,950



Ideal for first time buyers or investment purposes, this terraced cottage is very conveniently situated and benefits from two bedrooms, two living rooms, a kitchen and a shower room. It is double glazed and this is complemented by gas heating for the most part together with independent gas fires. Externally there is an enclosed rear garden and the bonus of parking facilities.



Very conveniently placed for the town centre and travelling facilities, this is an updated terraced cottage with the distinct benefit of parking facilities. The accommodation offers two double bedrooms, two living rooms, a kitchen and a shower room. Everest double glazing has been installed and the property has a gas fired boiler serving hot water and radiators to most rooms. The two reception rooms also have independent gas fires. It is well presented by the vendor and there is a rear garden which leads to a gated rear entrance which could probably provide parking for two cars.

ENTRANCE HALLWAY

Panelled to dado height with a radiator.

LOUNGE

11'3" x 11'11" (3.43m x 3.65m)

Gas fire with a tiled surround. Sliding glazed doors to:

DINING ROOM

11'0" x 11'3" (3.36m x 3.43m)

Gas fire, built-in cupboard and understairs storage.

KITCHEN

5'10" x 5'11" + 7'3" x 11'0" (1.79m x 1.81m + 2.22m x 3.37m)

Single drainer stainless steel sink unit plus adjoining working surfaces with storage facilities beneath. Complementary eye level cupboards, a cooker splash back with a cooker hood above, a fridge and deep freeze. Tiled floor, a radiator and a door to the rear.

REAR LOBBY

Vaillant gas boiler, tiled floor and a door to the rear.

SHOWER ROOM

6'11" x 6'11" (2.11m x 2.12m)

A mains shower in a good sized cubicle, pedestal wash hand basin with a splash back and a low level wc. Ladder radiator and a tiled floor.

FIRST FLOOR

BEDROOM 1

11'6" x 12'2" (3.52m x 3.73m)

A pine window sill and a radiator.

LANDING

With loft access.

BEDROOM 2

8'9" x 11'7" (2.67m x 3.55m)

Fitted wardrobe and a radiator.

OUTSIDE

There is an enclosed rear garden being partially laid to astro-turf with a paved area. Steps lead to a vehicular access that with a little work would probably be suitable for two vehicles.

DIRECTIONS

With Redruth railway station on your right proceed up the hill into Higher Fore Street and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

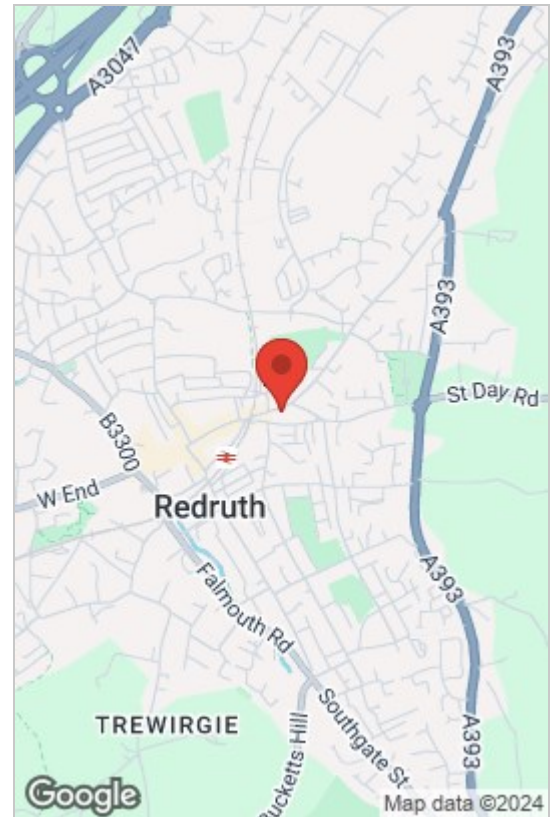
SERVICES

Mains drainage, mains metered water, mains electricity, mains gas heating and independent gas fires.

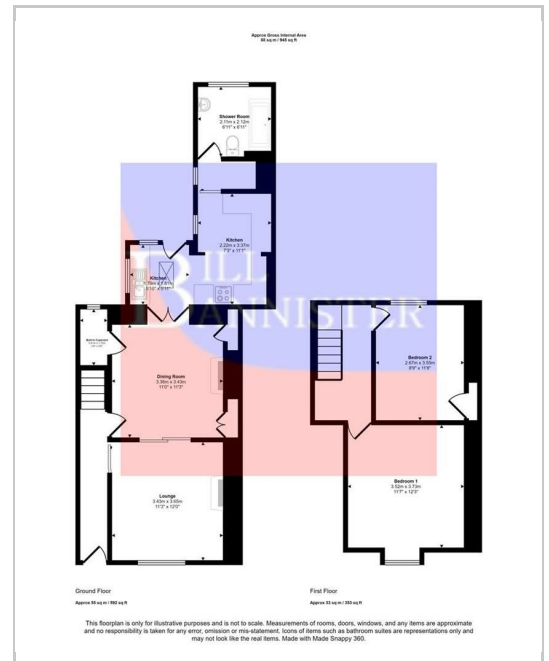
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Area Map



Floor Plans



Energy Efficiency Graph

