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**BILL
BANNISTER**

Sales & Lettings



36 Park Road

Redruth, TR15 2JG

Guide price £259,950



Situated in a popular residential location in a small cul-de-sac, this modern semi detached bungalow benefits from two bedrooms, a lounge with patio doors, a well fitted kitchen and a bathroom. It has gas fired heating and this is complemented by double glazing. Externally there is parking for two vehicles, a low maintenance front garden and a lovely well enclosed and secluded rear garden.



This modern semi detached bungalow is really well presented by the vendors and offers well proportioned accommodation. There is a hallway leading to a lounge with patio doors to the rear, a kitchen with a good range of storage facilities, two bedrooms and a well appointed bathroom. There is double glazing together with gas heating. Externally there is parking for two vehicles plus an area of garden to the front and side being laid to gravel for ease of maintenance. To the rear is a wonderful, secluded and well enclosed area of garden. There is a slope to the rear below the walling with flower borders. It has a patio and beyond this is a useful store/workshop plus a potting shed. There is also a covered storage bin. The property gives pedestrian access to Sandy Lane and then up to Carn Marth. It is situated in a small cul-de-sac in a no through road and is in a popular residential area not far from Victoria Park.

RECESSED PORCH

With an obscure upvc double glazed door to:

:

HALLWAY

Linen cupboard with a small heater. Radiator.

LOUNGE

10'8" x 15'10" (3.26m x 4.84m)

Patio doors to the rear garden, laminate flooring and two radiators.

KITCHEN

8'9" x 8'3" (2.69m x 2.53m)

Fitted with a good range of working surfaces having storage facilities beneath and tiled splash backs. Complementary eye level cupboards, a fitted oven, hob and cooker hood with a stainless steel splash back beneath. Wall mounted Worcester gas combi boiler and a radiator. Linoleum tiles.

BEDROOM 1

10'11" x 14'4" (3.35m x 4.38m)

With a deep recess ideal for fitting wardrobes. Radiator.

BEDROOM 2

8'11" x 8'10" (2.73m x 2.71m)

With a recess and a radiator.

BATHROOM

5'6" x 7'4" (1.69m x 2.26m)

Twin grip panelled bath with a mixer tap, a screen and a Mira electric shower. Enclosed wash hand basin with a splash back and a cupboard beneath plus fitted shelving to the side. Enclosed cistern wc and storage. Extractor fan, a radiator and down lighters.

OUTSIDE

There is paviour parking for at least two cars to one side. There is a well enclosed area of garden to the rear of the property offering an excellent degree of seclusion and privacy. It has various borders, two patios and a tap. Just outside the boundary there are well established trees. There is a small workshop, a covered area for log storage, an implement shed and a lidded plastic box ideal for garden tools etc. A side gate leads to the front garden being laid to gravel and then curves around the front of the bungalow to the adjoining property.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the lights into Station Hill. At the next lights turn right under the iron bridge into Bond Street and proceed along passing the church on the left hand side into Clinton Road. Take the first turning left into Park Road and proceed right to the top where the bungalow will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

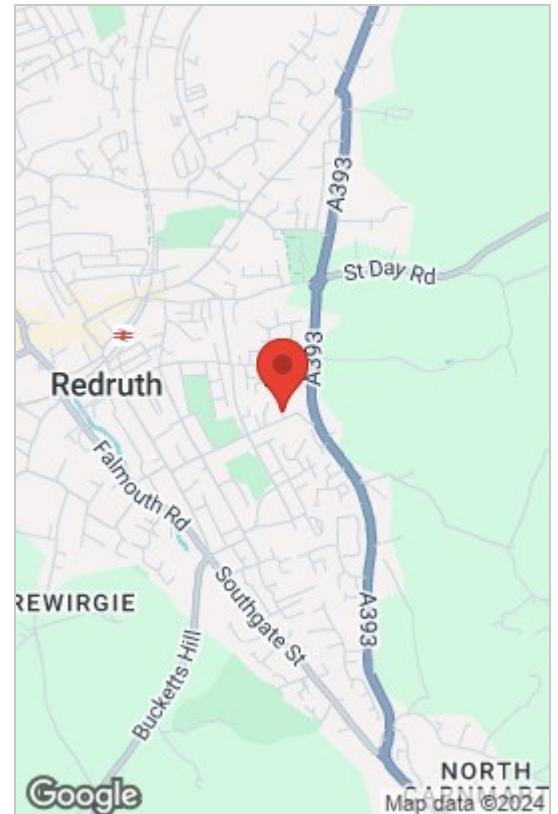
SERVICES

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

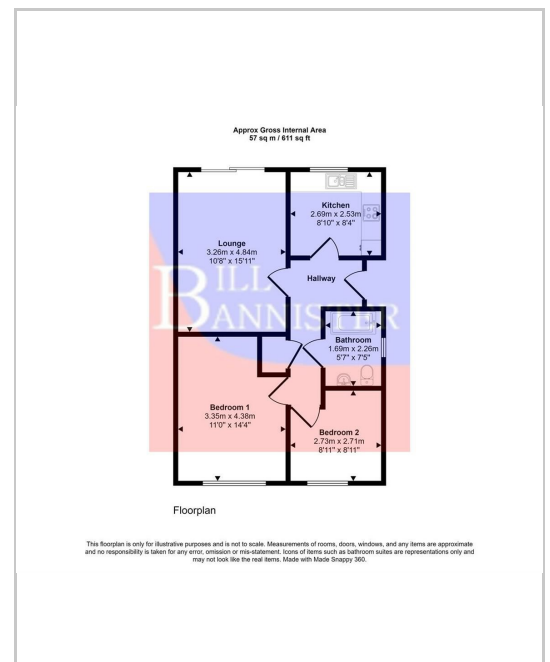
Broadband highest available download speeds - Standard 10 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

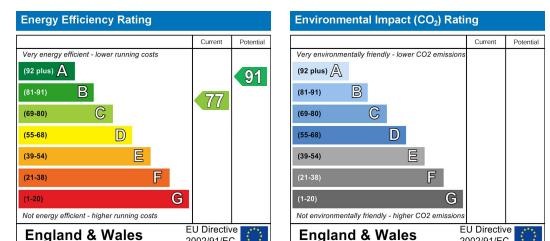
Area Map



Floor Plans



Energy Efficiency Graph



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