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BILL BANNISTER

Sales & Lettings



20 Adelaide Road

Redruth, TR15 2HQ

£265,000



Situated in a no-through road overlooking Victoria Park, this lovely end terraced house is well presented by the vendors and offers good sized family living accommodation. The property benefits from three bedrooms, a lounge with open access to a dining room, a kitchen and first floor bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there are well enclosed gardens to both front and rear with the bonus of a useful workshop and a garage.



Adelaide Road is a popular residential part of the town overlooking Victoria Park and towards the Carn and this is a no-through road. An end of terrace home it benefits from three bedrooms, two living rooms, a kitchen and bathroom. The loft is boarded, has a Velux to the rear elevation and a loft ladder. The lounge has a wood burner and the kitchen is fitted with a good range of units plus a dishwasher. Externally there is a gated front garden and to the rear there is a useful workshop, a feature paved area, a lawned area and steps leading to a garage. Victoria Park is literally across the road and here you will find lawns, flower borders, a war memorial and an active bowling green with its own social club. The town centre is within approximately half a mile where you will find shopping facilities plus bus and rail services.

ENTRANCE VESTIBULE

Approached via a upvc front door. Half panelling to the walls and a half glazed door to:

HALLWAY

Radiator and stairs to the first floor.

LOUNGE

11'10" x 12'1" (3.63m x 3.69m)

A focal point brick fireplace with an inset stove and a slate hearth. Centre rose and open access to:

DINING ROOM

11'6" x 11'5" (3.53m x 3.50m)

Focusing on two alcoves with half cupboards and a former fireplace with a radiator in front of it. Understairs cupboard with a light. Double doors to:

KITCHEN/UTILITY

14'9" x 8'6" (4.51m x 2.61m)

With a partial divide. Circular bowl stainless steel sink unit flanked by working surfaces having cupboards and drawers beneath and splash backs. Complementary eye level cupboards are provided together with a cooker hood. Worcester gas fired combi boiler and a radiator. Space for white goods, laminate flooring, spot lighting and a door to the rear.

FIRST FLOOR

BEDROOM 1

8'3" x 12'5" (2.53m x 3.80m)

With a radiator and an open aspect.

BEDROOM 2

9'11" x 10'7" (3.03m x 3.23m)

With a radiator.

BEDROOM 3

6'3" x 9'5" (1.91m x 2.88m)

With a pleasant aspect and a radiator.

LANDING

A loft ladder leads to a boarded loft space with a Velux roof light to the rear elevation. Drimaster air circulator.

BATHROOM

7'2" x 9'2" (2.20m x 2.81m)

Twin grip panelled bath with a tiled surround, a Triton shower and a screen. Enclosed wash hand basin with a splash back and a wc. Some wood panelling, tiling and a double airing cupboard. Radiator and spot lights.

OUTSIDE

A pedestrian gate and path lead to steps and the front door. The front garden is well enclosed with a small lawned area and a raised flower bed. To the rear there is a tap and an outside light. Steps lead to a paved area with a circular centre feature. WORKSHOP 4.70m x 1.78m (15'5 x 5'10) with double wooden doors and two windows. Steps then lead to a well enclosed lawned area with Palm trees and raised beds containing mature shrubs. GARAGE 4.60m x 4.16m (15'1 x 13'8) with an up over door, a rear pedestrian door, a window and power connected.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and take the second turning left into Treruffe Hill. At the junction proceed straight over into Heanton Terrace and straight over again at the next junction into Raymond Road. Take the first turning right into Adelaide Road and the property 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 and a woodburner.

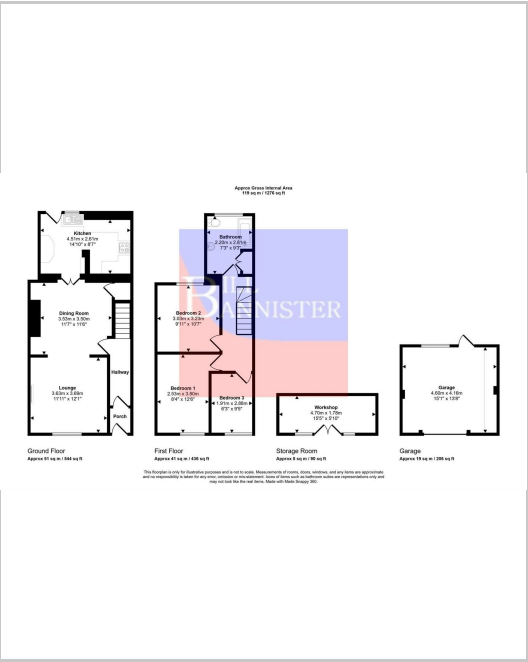
Broadband highest available download speeds - Standard 6 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

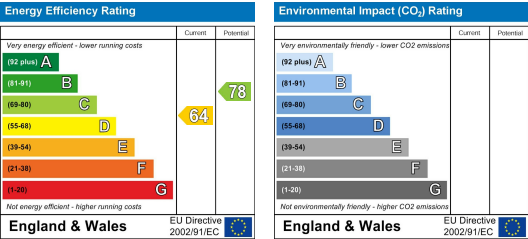
Area Map



Floor Plans



Energy Efficiency Graph



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