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BILL BANNISTER

Sales & Lettings



10 South Albany Road

Redruth, TR15 2PE

Guide Price £120,000



Offered as a CASH PURCHASE and with no onward chain, this mid terraced house has family sized accommodation which would benefit from updating and modernisation. There are three bedrooms, two reception rooms, a kitchen and a shower room. Externally there are enclosed gardens to both front and rear with a greenhouse.



Set in a popular location, this terraced house is being sold with the benefit of no onward chain. Now ready to update to your own requirements, it offers three bedroomed accommodation together with two living rooms. It is double glazed and there is a gas fire in the lounge and an electric heater in the shower room. There is an enclosed front garden with a pathway and to the rear there is a further enclosed area with pedestrian access and a greenhouse. Victoria Park is within a few hundred yards and the town is approximately one mile to the centre. Bus services can be found in nearby Southgate Street. We would point out that this property is a CASH PURCHASE only. A drilling report is available in the office.

ENTRANCE VESTIBULE

With some panelling and door to:

HALLWAY

Stairs to the first floor with storage beneath.

LOUNGE

11'1" x 14'3" (3.38m x 4.36m)

With a bay window and focusing on a tiled fire surround.

DINING ROOM

9'6" x 10'5" (2.90m x 3.19m)

Two alcoves with cupboards, one of which has glass inserts to the doors.

KITCHEN

7'7" x 10'6" (2.33m x 3.21m)

Single drainer stainless steel sink unit with working surfaces having cupboards and drawers beneath plus splash backs. Eye level cupboards are provided, there is space for white goods and a gas water heater. External door.

SHOWER ROOM

6'0" x 3'10" (1.83m x 1.17m)

Walk-in shower with a Triton shower. Pedestal basin and a low level wc. Electric heater.

FIRST FLOOR

BEDROOM 1

9'3" x 13'0" (2.84m x 3.98m)

Two double wardrobes with cupboards above.

BEDROOM 2

9'9" x 10'1" (2.98m x 3.09m)

With a wardrobe.

BEDROOM 3

5'4" x 9'8" (1.63m x 2.97m)

LANDING

With loft access.

OUTSIDE

There is an enclosed front garden with a pedestrian path. The rear garden is enclosed by fencing with a STORE 1.83m x 1.83m (6' x 6') having space for white goods. Greenhouse and an outside tap.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth up to the five crossroads and traffic lights. Turn ninety degrees left by the side of the former Trefusis Arms pub. At the junction turn right into Albany Road and then right again into South Albany Road where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

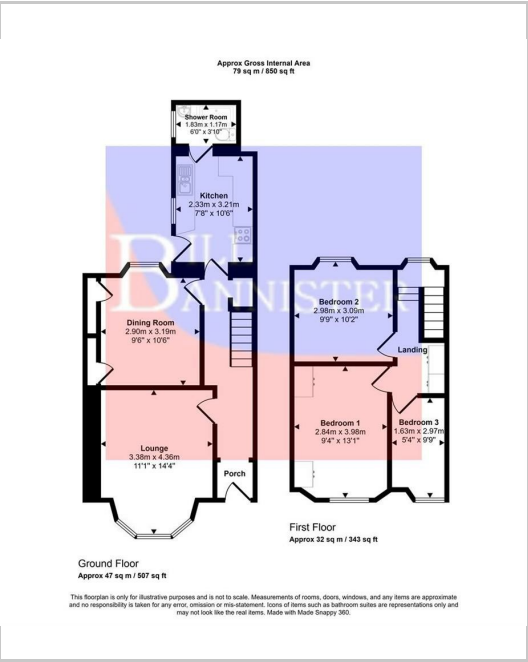
Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

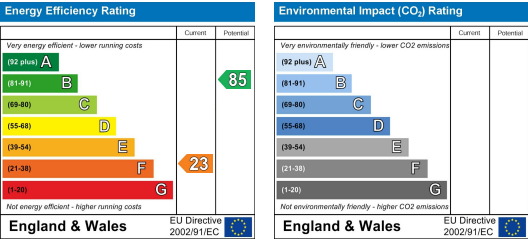
Area Map



Floor Plans



Energy Efficiency Graph



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