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# BILL BANNISTER

Sales & Lettings



## 62 Murdoch Close

Redruth, TR15 1EX

**£179,950**



Offered as a CASH PURCHASE ONLY, this end terraced house benefits from family sized living accommodation. There are three bedrooms, a lounge, fitted kitchen/diner and a first floor bathroom. The property has gas fired heating and is double glazed. Externally there are larger than average gardens and parking for up to two vehicles.





Set back from the road in a slightly elevated location, this end of terrace house has quiet extensive gardens, mainly to the side. There is also vehicular access to the rear. The property has three bedrooms and a bathroom to the first floor. To the ground floor a hallway leads to a lounge and a well appointed kitchen/diner with a fitted oven, hob and extractor. It is double glazed and this is complemented by gas fired heating. In our opinion, a major feature of this home are the extensive grounds where it may be possible to construct a dwelling, although we must stress that no discussions have taken place with the planning authority and this is purely an opinion. Shopping facilities are available together with bus services and easy access is given to the A30.

Due to Mundic Class B, this property is available as a cash purchase only.

Upvc double glazed front door leading to:

ENTRANCE HALLWAY

Stairs to the first floor and a radiator. Door to:

LOUNGE

15'5" x 13'6" (4.72m x 4.14m)

Two alcoves and a radiator.

KITCHEN/DINER

18'4" x 9'4" (5.60m x 2.85m)

Plenty of working surfaces with cupboards and drawers beneath, two carousel units and splash backs. There is a breakfast bar, a double oven, a gas hob and an extractor. Space for white goods and eye level units. Baxi gas combi boiler, ladder radiator and a stable door to the rear.

FIRST FLOOR

BEDROOM 1

9'9" x 12'1" (2.99m x 3.69m)

With a radiator and an open aspect.

BEDROOM 2

9'9" x 8'5" (2.98m x 2.58m)

Airing cupboard housing a hot water cylinder.

BEDROOM 3

8'8" x 8'5" (2.65m x 2.57m)

Radiator.

BATHROOM

8'3" x 7'11" (2.54m x 2.43m)

Built-in cupboard and a ladder radiator. P shaped bath with a screen and an electric shower. Wash hand basin and a wc.

OUTSIDE

A pedestrian gate and a pathway lead to the front door flanked by lawns. The side garden is particularly generously proportioned, laid to lawn and enclosed. This leads to the rear garden with a pathway and a farm gate leading to a service road.

DIRECTIONS

Leaving the A30 at the Avers roundabout take the second turning left by Aldi into Close Hill. Continue along and turn left into Murdoch Close where the property will be found at the end facing you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

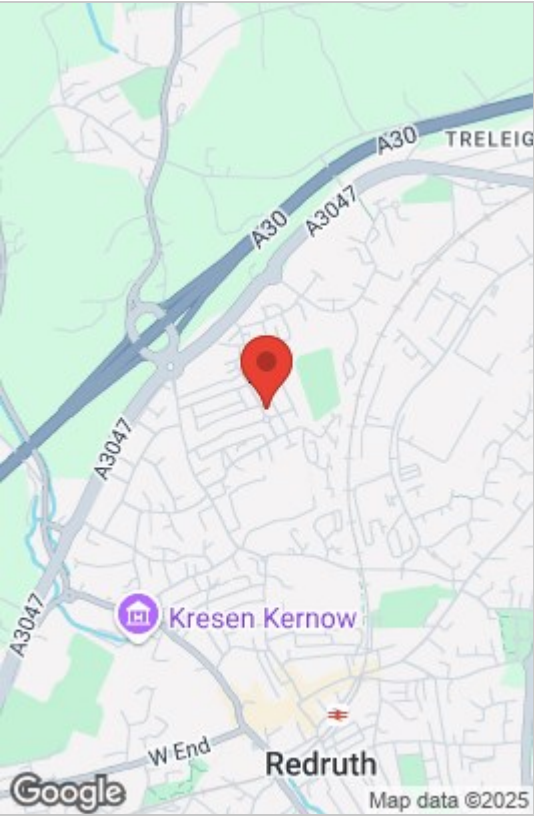
SERVICES

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

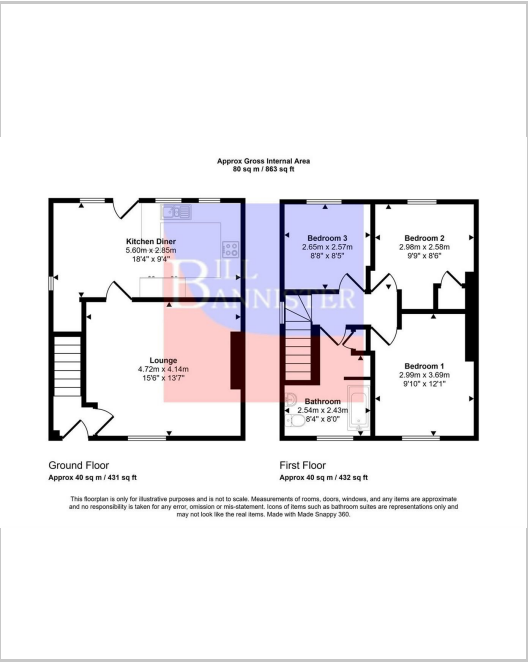
Broadband highest available download speeds - Standard 16 Mbps, Ultrafast, 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

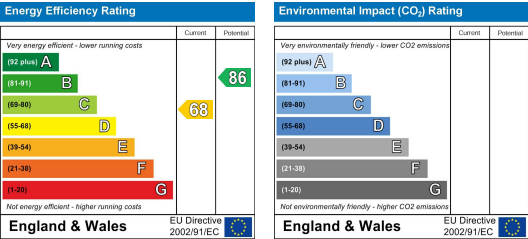
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.