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BILL BANNISTER

Sales & Lettings



44 Green Lane

Redruth, TR15 1JU

Guide Price £225,000



Offered for sale with no onward chain, this character terraced house is situated in a very convenient location close to the town centre. It benefits from two bedrooms, a lounge with a wood burning stove, a kitchen/diner and a first floor bathroom. The property is double glazed and has some night storage heaters. Externally there is an enclosed front garden and a generous rear garden with a rear access lane where off road parking could possibly be created.



Green Lane gives good access to the town and the property is being offered with the benefit of no onward chain. A traditional two bedroom home, it has use of exposed stone work in some parts and it would appear that the window shutters are intact in the lounge but will require refurbishment. A focal point brick fire surround has a wood burning stove and this is backed up by night storage heaters. The property is also double glazed. Some work has been carried out in recent years but gives scope for you to create your own living space. Externally there is a front garden with a pathway to the front door. The rear garden is approximately 100ft in length and the vendor informs us that should the rear wall be removed a parking area could be created.

LOUNGE

15'9" x 11'5" (4.82m x 3.49m)

Approached via a double glazed door with a screen above. There is a focal point brick fireplace with an inset multi fuel stove. The window still has the shutters in place plus panels above and below but some work will be needed to reinstate these. Exposed stone walling, night storage heater and a small glass arch.

KITCHEN/DINER

15'9" x 11'6" (4.82m x 3.53m)

Single drainer stainless steel sink unit plus working surfaces with cupboards beneath and space for white goods. Eye level units, one wall in exposed stone and stairs to the first floor which possibly could be original. Night storage heater and a double glazed door to the rear.

FIRST FLOOR

BEDROOM 1

10'5" x 11'8" (3.20m x 3.57m)

Part picked out stone wall and an open aspect to Carn Brea castle and monument.

LANDING

Loft access and two built-in cupboards, one of which houses the hot water cylinder. Night storage heater.

BEDROOM 2

10'3" x 12'2" (3.14m x 3.71m)

Some stone picked out as a feature.

BATHROOM

5'2" x 8'3" (1.58m x 2.53m)

White twin grip panelled bath with a screen, a tiled surround and a Triton electric shower. Pedestal wash hand basin with a splash back and a low level wc. Obscure double glazed window.

OUTSIDE

There is a lawned front garden and pedestrian access. A side passageway gives access to the rear garden which is approximately 100ft in length and has various planting including Palm Trees. There is a rear access lane and should the wall be removed at the bottom of the garden with levelling of the site, there would appear to be room to create parking.

DIRECTIONS

From our office in Redruth proceed along Chapel Street and take the turning right into Nettles Hill. Proceed up to the junction with Green Lane and turn left where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, electric night storage heaters and a multi fuel stove.

Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

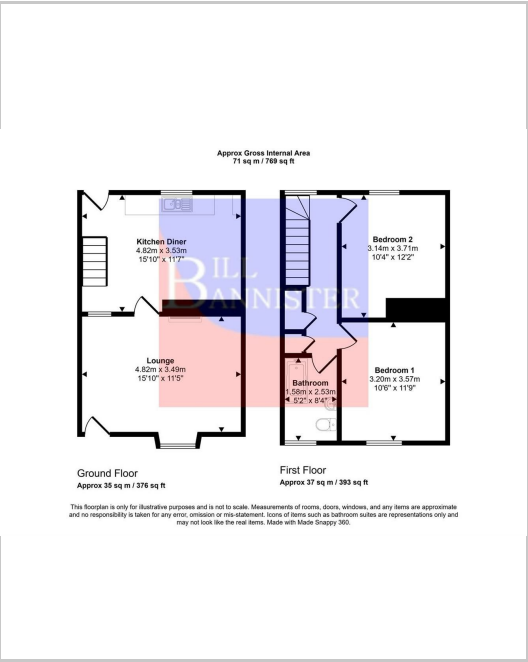
Mobile signal -

EE - Good outdoor only, Three - Good outdoor & variable indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

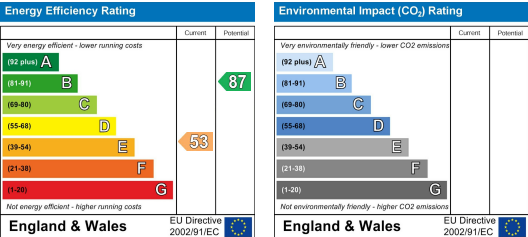
Area Map



Floor Plans



Energy Efficiency Graph



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