



## 5 Paulls Row Redruth, TR15 1NG

**£165,000**



Ideal for first time buyers or investment purposes, this mid terraced property is situated in a convenient location close to the town centre and offers two bedrooms, an entrance porch, a lounge, kitchen, a rear hall and a bathroom. The property has electric heating and this is complemented by double glazing. Externally there is an enclosed rear garden and the bonus of parking to the rear for one vehicle.



Situated within easy access of Redruth town centre, this property would be best described as both quirky and cute. The accommodation offers an entrance porch leading to a lounge area with a focal fireplace and then a kitchen with a range of units and further leads on to a family bathroom. To the first floor there are two bedrooms. To the rear of the property there is an enclosed gated garden with a seating area and beyond this is parking for one vehicle. The property benefits from double glazing and electric radiators throughout. This is a delightful property and an early inspection is recommended.

Half obscure glazed upvc door to:

**PORCH**

Cloaks hanging and a glazed panelled door leads to:

**LOUNGE**

13'2" x 11'1" (4.03m x 3.38m)

Window to the front of the property and a feature fireplace with a wooden mantel and tiled hearth housing an electric effect wood burner. Shelved recess to one side, radiator and an understairs storage cupboard. Door leading to:

**KITCHEN**

13'4" x 7'3" (4.08m x 2.21m)

Range of shaker style base and eye level units with roll edge work surfaces and space for white goods. Built-in electric oven with Lamona hob and an extractor hood over. Recessed shelving to one side, single stainless steel sink and drainer. Window overlooking the rear garden. Turning stairs with panelled and rope effect rail to the first floor,

**REAR HALLWAY**

Access to the rear garden, built-in storage cupboard and a door leads to:

**BATHROOM**

6'2" x 5'11" (1.90m x 1.81m)

Panelled bath with a wall mounted Triton shower, shower rail and a tiled surround. Double cupboard with shelving to one end. Pedestal wash hand basin, wc, part boarded surround and an obscure glazed window to the rear. Recessed lighting, shelving and shaver point.

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM**

13'4" x 8'7" (4.07m x 2.64m)

Two windows to the front elevation and an electric radiator.

**BEDROOM 2**

8'9" x 11'7" (2.69m x 3.55m)

Window to the rear and a built-in wardrobe with hanging rail.

**OUTSIDE**

Steps lead down to the rear garden which is tiered with chippings and decking boards. There is a block built seating area with a gate giving access to the rear parking area. The garden itself is enclosed making it a safe haven for children and pets alike.

**DIRECTIONS**

From our office in Redruth proceed along Chapel Street and turn left into Nettles Hill and up to the junction with Green Lane. Turn right and take the first left into Fords Row. Continue up the hill turning left into Jenkins Terrace and Paulls Row will be found on the left hand side.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: A.

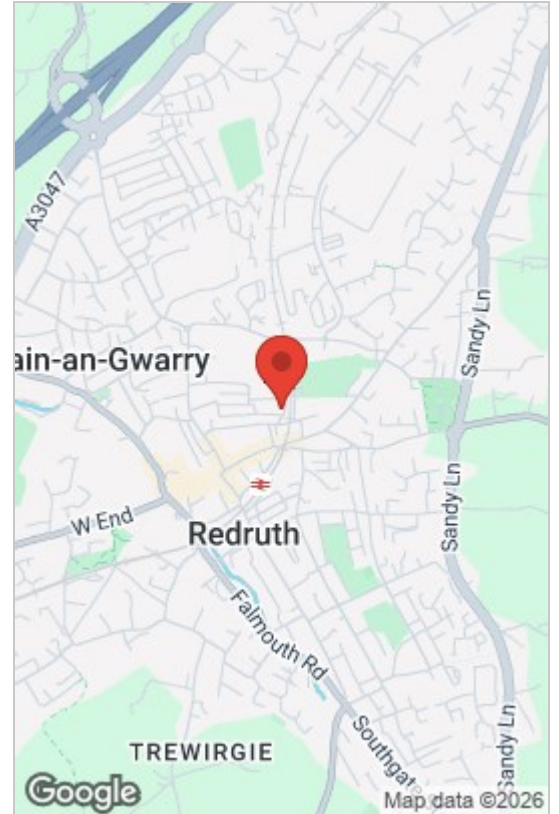
**SERVICES**

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

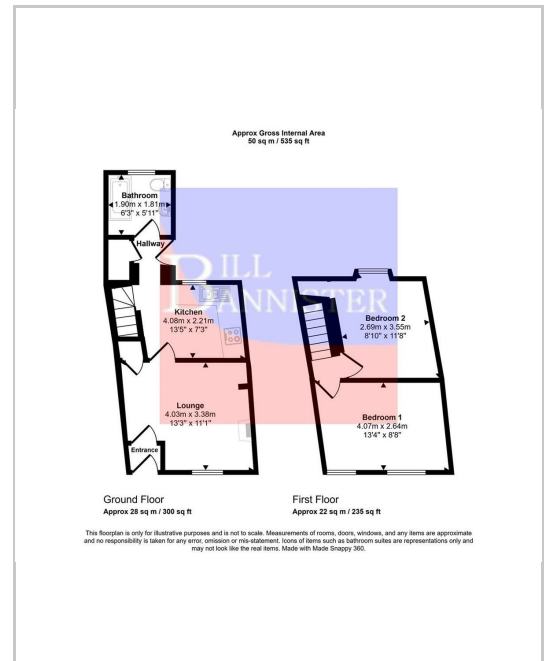
Broadband highest available download speeds - Standard 7 Mbps, Ultrafast, 1800 Mbps (sourced from Ofcom).

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

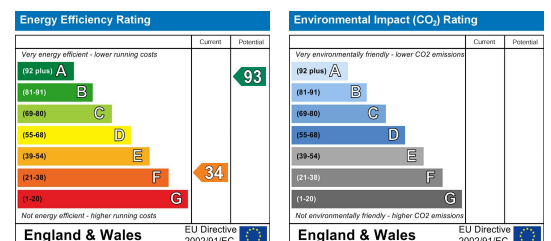
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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