

18 Raymond Road,

Redruth

LODGE & THOMAS

ESTABLISHED 1892

18 Raymond Road,

Redruth, Cornwall TR15 2HD

Guide Price - £100,000 Freehold

An appealing townhouse, requiring structural repair, featuring a generous garden, detached garage and vacant possession.

- Stone fronted townhouse
- 3 bedrooms and 2 reception rooms
- Refitted bathroom and downstairs wc
- Gas central heating and uPVC double glazing
- Large level garden
- Garage / workshop
- CASH BUYERS ONLY















The Property

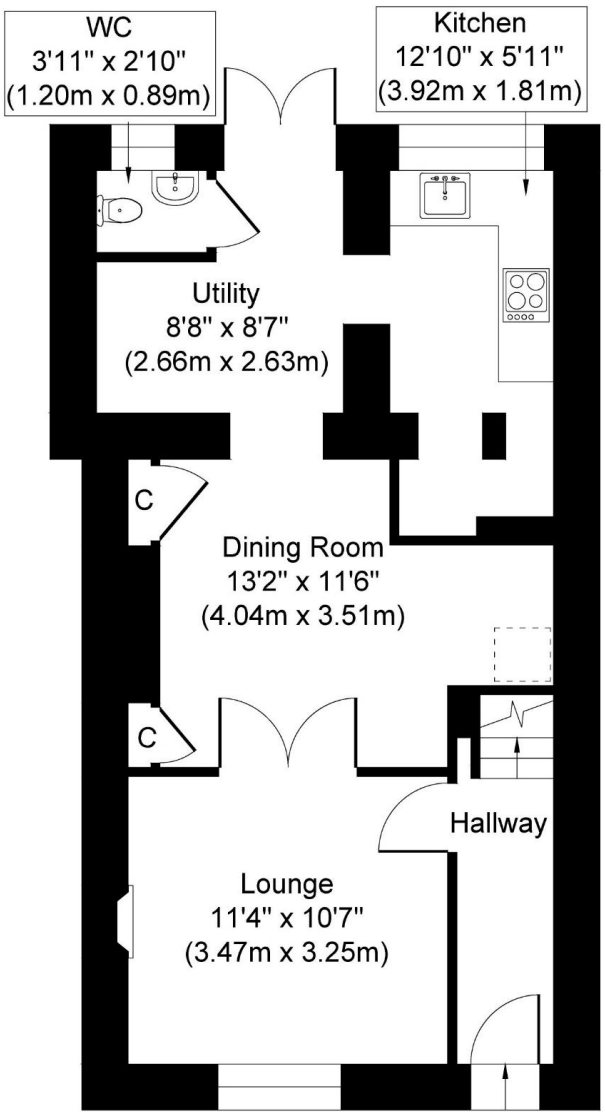
A characterful family home that has benefitted from some updating but is in need of structural repair, following a survey that highlighted movement in the extension to the rear of the property. For this reason, the property is considered to be unmortageable.

EPC C **Council Tax Band**: A

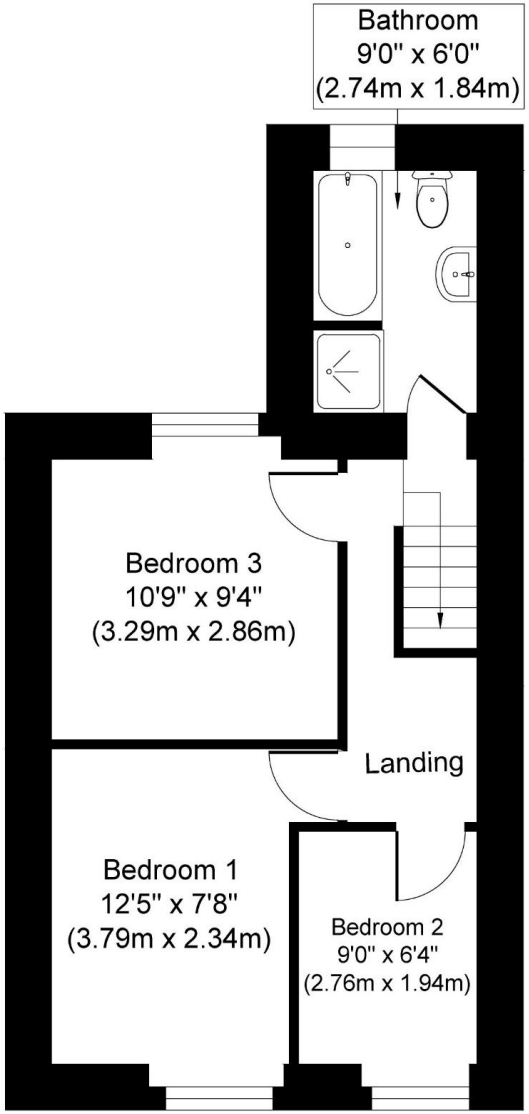
Services
Mains electricity, gas, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Ground Floor
Approximate Floor Area
491 sq. ft
(45.64 sq. m)



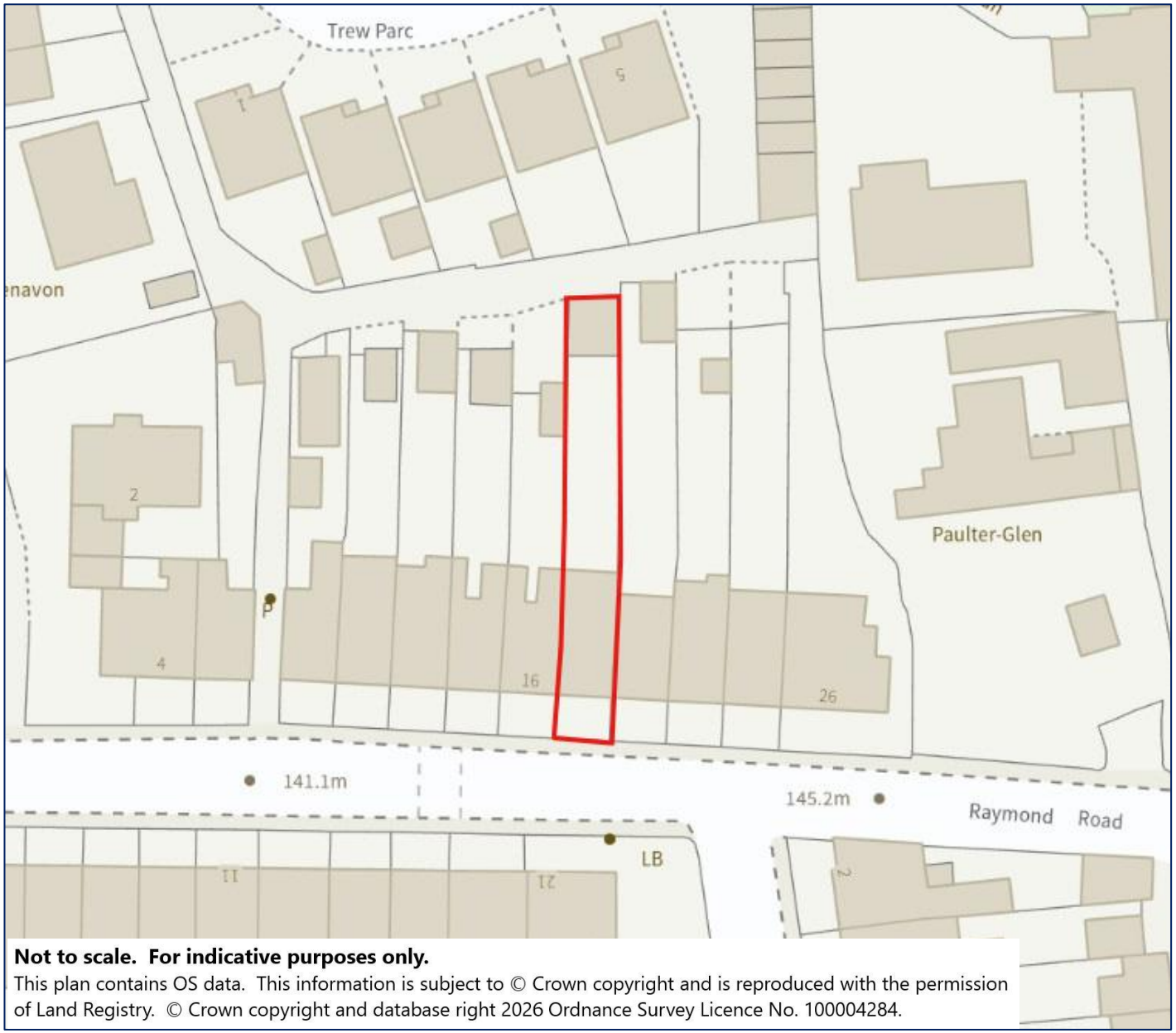
First Floor
Approximate Floor Area
401 sq. ft
(37.28 sq. m)

Location
The property is conveniently situated within a short walk of the town centre, away from main roads. The railway station is within a few minutes walk, along with bus services that connect with Truro and Falmouth. Redruth has a wide range of shopping, schooling and health facilities, and is located just off the A30, making it an ideal location for regular commuting.

Viewing
Strictly by appointment with the sole selling agent Lodge & Thomas
Tel: 01872 272722
Email: property@lodgeandthomas.co.uk

Directions:
From the railway station in the centre of Redruth, proceed down the hill and follow the road around to the left, under the bridge and into Bond Street. Take the second left into Heanton Terrace and at the top of the road continue straight forward onto Raymond Road. The property for sale will be found a short way further along on the left hand side identified by a Lodge & Thomas for sale board.

what3words///removals.thinkers.ants



Not to scale. For indicative purposes only.
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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