



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£230,000

Located in

Redruth



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# Gladstone Terrace

Redruth | | TR15 1LD



With no onward chain, this very nicely presented period terraced house offers three bedroom accommodation. Entrance & inner halls, open plan living with multi fuel fire, fitted kitchen & a large first floor shower room suite. Double glazing, gas central heating & enclosed gardens.

# Gladstone Terrace

£230,000 Freehold



- Surprisingly spacious terraced House
- Very nicely presented
- Fitted kitchen & "gardeners" wc
- Large first floor shower room suite
- No onward chain
- Three bedrooms
- Open plan living with multi fuel fire, (originally two rooms)
- Gas central heating and double glazing
- Enclosed front and rear gardens

**Ground Floor**  
Area (approx): 40.7 m<sup>2</sup> ... 438 ft<sup>2</sup>



**1st Floor**  
Area (approx): 42.2 m<sup>2</sup> ... 455 ft<sup>2</sup>



Total Area: 83.0 m<sup>2</sup> ... 893 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Council Tax Band B

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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