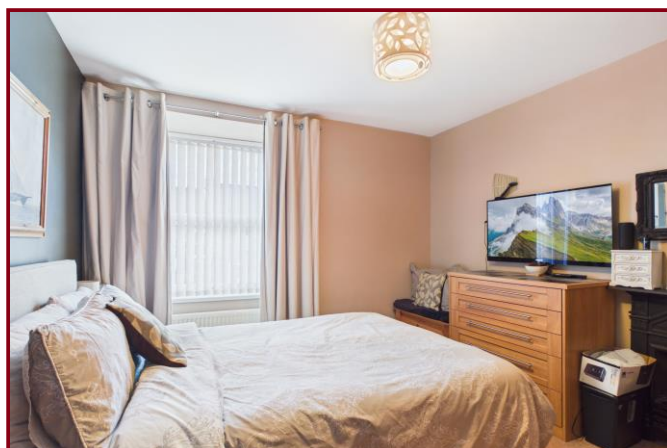




MAP estate agents
Putting your home on the map

**South Albany Road,
Redruth**

**£255,000
Freehold**





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Redruth**

£255,000

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Property Introduction

Located within an ideal position for accessing the shops and amenities of the town centre is this beautifully presented mid-terraced character cottage. For those buyers seeking a period property with the advantage of many features, then this particular cottage offers a wealth of charm with the benefit of modern living. Having been modernised and extended the accommodation comprises of a cosy lounge with mock fireplace, modern kitchen boasting a good range of integrated appliances and storage cupboards with the additional ground floor accommodation comprising of a shower room, dining room and a utility/rear entrance. To the first floor are two bedrooms and a cleverly implemented office/snug space.

Externally to the front are two off-road parking spaces whilst the rear garden is an absolute delight and has over the years been cleverly landscaped to provide a Mediterranean style garden with an array of mature plants, large patio, sunken patio with built-in seating and pond. Also within the garden is a useful storage shed which is divided into three sections.

Location

Redruth is an historic former mining town situated off the A30 therefore ideal for accessing other areas within the county. Within the town centre, there are a variety of retail outlets along with a mainline Railway Station operating to London Paddington. The majestic north coast is within a reasonable travelling distance famed for its surfing beaches such as Porthtowan, Portreath and St Agnes and breathtaking cliff-top walks.

The cathedral city of Truro lies approximately ten miles distance being the main centre in Cornwall for business and commerce and offers a wide range of retail outlets and is also home to the Hall For Cornwall.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Staircase to first floor, boxed electric metres, understairs storage cupboard, radiator.

LOUNGE 14' 2" x 12' 4" (4.31m x 3.76m)

uPVC double glazed window, feature fireplace with wood mantel surround (not functional, focal point only) radiator, stainless glass door to hallway.

KITCHEN 11' 10" x 10' 6" (3.60m x 3.20m)

Two 'Velux' windows. One and a quarter sink unit with mixer tap, a variety of wall and base mounted storage base cupboards, three drawer storage unit, integrated double oven, induction hob with splashback and stainless steel extractor over. Tiled floor, integrated fridge, large wall cupboard, high ceiling storage.



SHOWER ROOM

Part tiled floor, shower cubicle, close coupled WC, sink unit with storage cupboard under with wall mirror over. Heated towel rail, wall light, shaver point, extractor fan, additional built-in storage cupboards and drawers, gas boiler.

DINING ROOM 11' 1" x 9' 9" (3.38m x 2.97m)

Two 'Velux' windows, radiator, shelved recess, stained glass door giving access to:-



UTILITY/REAR ENTRANCE

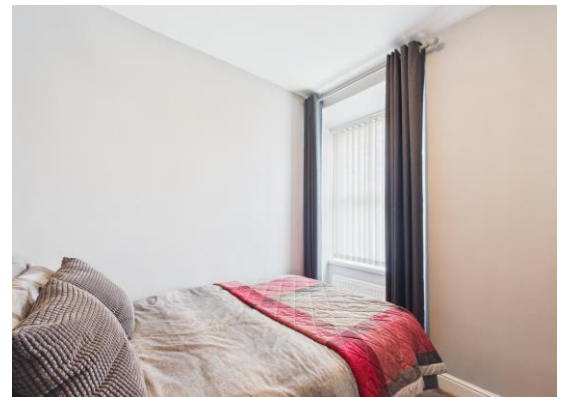
Double glazed door to exterior, plumbing for automatic washing machine, built-in storage cupboards.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Access to:-

BEDROOM ONE 11' 0" x 10' 2" (3.35m x 3.10m)

Double glazed window, radiator, access to loft which we have been advised by the vendors is boarded with electric light and ornate Victorian style fireplace.



BEDROOM TWO 7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window, radiator.

STUDY/SNUG 7' 3" x 2' 7" (2.21m x 0.79m)

An ideal space that has been created to provide a small study area with built-in shelving and cabinet.

EXTERIOR

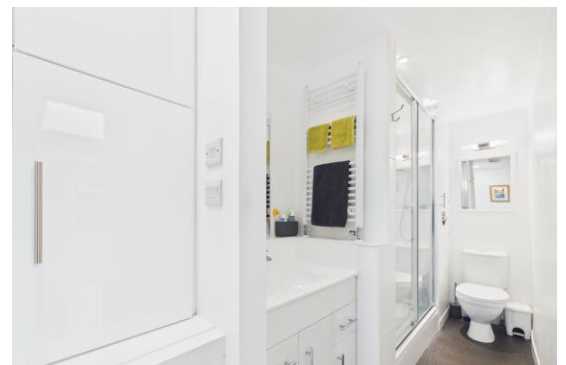
Immediately to the front of the property are two off-road parking spaces and external power points. The rear garden is an absolute delight and a great deal of care and attention has been applied to create a beautiful Mediterranean style garden with an extensive paved patio with raised borders stocked with a variety of plants and grasses with slate tops. A pathway gives access to an additional area of the garden which is designed with sunken patio seating and a feature ornate pond. The rear garden also has a useful outbuilding which is divided into three sections whilst an adjacent gateway leads to the shared pathway with a small lawned garden which is allocated to the property.

SERVICES

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

AGENT'S NOTES

The Council Tax band for this property is band 'A'. Please note, there is a right of way outside the gated access that serves the adjoining properties



DIRECTIONS

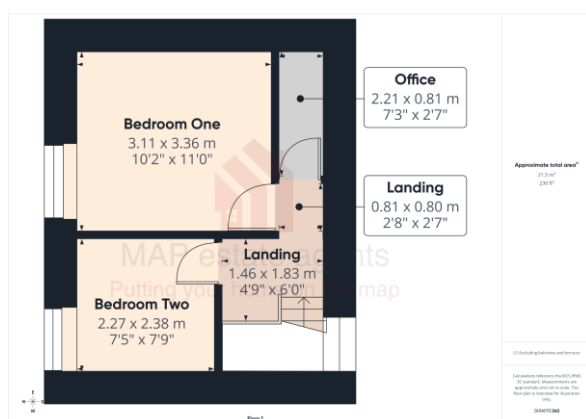
Travelling along the B300 leading into Southgate Street, take the turning on the right hand side for South Albany Road where the property is located on the left. If using What3Words:- linguists.lately.commuted

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A beautifully presented extended character cottage
- Feature Mediterranean style garden
- Two bedrooms
- Lounge and separate dining room
- Groundfloor shower room
- uPVC double glazed windows, gas fired central heating
- Fitted kitchen with integrated appliances
- Rear entrance/utility
- First floor office/snug
- Two off-road parking spaces



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
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01872 672250 (Truro)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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