



**Gew Terrace,  
Redruth**



**MAP estate agents**  
Putting your home on the map

**£295,000  
Freehold**





**Gew Terrace,  
Redruth**

**£295,000 Freehold  
Property Introduction**

Situated on the outskirts of the town, this Victorian style semi-detached family size house is presented in excellent order throughout.

One will find many original features which include an attractive Terrazzo tiled multi-coloured floor in the hallway and four panelled doors to the principal rooms. There are three bedrooms and a remodelled family bathroom on the first floor, the bay windowed lounge at the front features a wood burning stove and there is a separate dining room with a feature fire surround and hearth. The kitchen has been remodelled, leading off from the kitchen is a utility and a second WC. There is modern gas fired central heating together with uPVC double glazing, all of which is complemented by a positive pressure ventilation system designed to improve air quality and control moisture.

To the outside off-road parking is available for two cars to the front whilst the rear garden is enclosed, partly lawned and there is a generous patio ideal for outside entertaining during warmer evenings.

## **Location**

Within walking distance there is schooling for younger children in Drump Road and the centre of the town will be found within half a mile. Redruth offers a mix of both local and national shopping outlets, there is a mainline railway station with direct access to London and the north of England and the A30 trunk road is within a mile. Schooling is available for older children at Redruth School which is again within walking distance and there is an out of town Tesco superstore.

The county town of Truro is within ten miles and the north coast at Portreath, which is noted for its active harbour and sandy beach, is within five miles. Falmouth on the south coast, which is Cornwall's university town, will be found within nine miles. An ideal family home, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **ACCOMMODATION COMPRISSES**

uPVC double glazed door with leaded glass feature opening to:-  
**ENTRANCE VESTIBULE**

Victorian style multi-coloured Terrazzo tiled floor. Cloak hanging space and half glazed door with side screens and fan light over opening to:-

## **HALLWAY**

Multi-coloured Terrazzo tiled floor continues from the entrance, there is a turning staircase to the first floor with storage cupboard beneath and a radiator. Stripped four panelled doors open off to:-

## LOUNGE 11' 8" x 11' 5" (3.55m x 3.48m) plus bay

uPVC double glazed bay window to the front elevation. Focusing on a wood lintel situated over a part exposed stone fireplace housing a multi-fuel stove set on a slate hearth. Coved ceiling, central rose and radiator.

## DINING ROOM 11' 8" x 11' 5" (3.55m x 3.48m) plus recesses

uPVC double glazed window to the rear. Featuring a Victorian style fire surround incorporating a tiled insert with slate hearth featuring an electric wood burning style stove. Laminate flooring, coved ceiling and central rose. Radiator.

## KITCHEN 10' 0" x 9' 5" (3.05m x 2.87m) plus door recesses

uPVC double glazed door and window to side. Remodelled with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Cooker with stainless steel cooker hood over, space for dishwasher and extensive ceramic tiled splashbacks. Wall mounted 'Worcester' gas combination boiler, laminate flooring and radiator. Spotlighting and coved ceiling. Part glazed door opening to:-

## UTILITY ROOM 7' 3" x 5' 3" (2.21m x 1.60m)

uPVC double glazed window to the rear. Fitted with eye level cupboards for storage and with a roll top edge working surface with space beneath for an automatic washing machine and tumble dryer. Four panelled door opening to:-

### WC

Close coupled WC, corner wash hand basin and 'Respatex' style wall cladding.

## FIRST FLOOR LANDING

A central landing with access to loft space and an airing cupboard with shelving and a radiator. Four panelled doors open off to:-

## BEDROOM ONE 14' 10" x 9' 8" (4.52m x 2.94m) maximum

### measurements into bay

Focusing on an original Victorian style fire surround with cast iron back (non-functional), coved ceiling and radiator.

## BEDROOM TWO 11' 0" x 10' 6" (3.35m x 3.20m)

uPVC double glazed window to the rear. Featuring a Victorian style fire surround with cast iron back (non-functional), coved ceiling and radiator.

## BEDROOM THREE 8' 8" x 7' 4" (2.64m x 2.23m)

uPVC double glazed window to the front elevation. Radiator and coved ceiling.

### BATHROOM

uPVC double glazed window to the rear. Recently remodelled with a white suite consisting of close coupled WC, wall hung vanity wash hand basin with storage beneath and P-shaped bath with shower over. Extensive ceramic tiling to walls, towel radiator and ceramic tiled floor. Coved ceiling and electric vent.

### OUTSIDE FRONT

To the front there is off-road parking for two vehicles and a gentle sloping pathway leads to the front and side entrances.

### REAR GARDEN

The rear garden is enclosed and offers a good degree of privacy, there is a lawn and immediately to the rear of the property one will find an extensive patio which is ideal for outside entertaining when the weather permits. Timber storage shed and external water supply.

### SERVICES

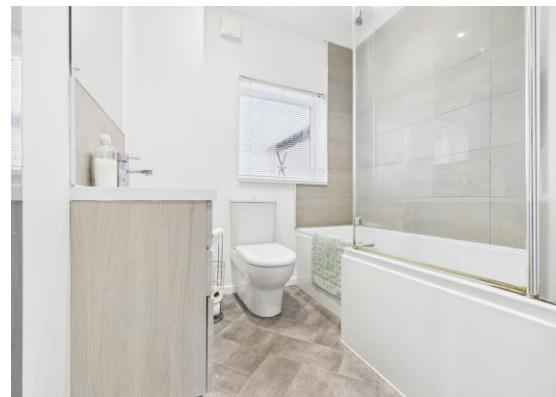
Mains water, mains drainage, mains electric and mains gas.

### AGENT'S NOTES

The Council Tax band for the property is band 'B'. Please be advised that the property is fitted with a positive pressure ventilation system which improves air quality and reduces condensation.

### DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street, at a give-way junction bear left into East End, continue into Bullers Terrace and on into Gwern Terrace where the property will be identified on the right hand side. If using What3words:- same.deck.squirted



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		B4
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	
EU Directive 2002/91/EC			



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

## MAP's top reasons to view this home

- Character Victorian style semi-detached house
- Three bedrooms
- Lounge
- Dining room
- Remodelled kitchen
- Refitted first floor family bathroom
- Utility and WC
- Gas fired central heating
- uPVC double glazing
- Enclosed rear garden and parking

**sales@mapestateagents.com**  
Gateway Business Park, Barcoose  
Cornwall TR15 3RQ  
**www.mapestateagents.com**