

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£230,000 Freehold

Raymond Road, Redruth, TR15 2HF



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- GARAGE
- NO ONWARD CHAIN
- REQUIRES SOME COSMETIC REFURBISHMENT
- ENCLOSED REAR GARDEN
- EPC: D COUNCIL TAX BAND B

A Three Bedroom, Two Reception Room, Family Home located in one of Redruth's ever popular residential roads situated within easy reach of the town with its transport links and shopping facilities and yet close to local countryside walks. There is an enclosed rear garden creating a safe environment for children and pets alike. The home is heated by gas central heating and is double glazed. Whilst the property requires some cosmetic refurbishment in some areas it is ready for immediate occupation with no onward chain. The accommodation comprises of:- Entrance Vestibule, Entrance Hall, Lounge, Separate Dining Room, Kitchen/Breakfast room, Ground Floor Shower room/WC, Conservatory and to the First Floor Two Double Bedrooms and a Single Bedroom. There is a single detached garage to the rear accessed via a rear laneway with pedestrian access from the rear garden. EPC: D. Council Tax Band B.



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Approached via a gated entrance with path leading to a UPVC front door opening to:-

ENTRANCE VESTIBULE

Mosaic tiled floor with door to:-

ENTRANCE HALL

There are stairs rising to the first floor with storage cupboard below, radiator and doors to the Lounge, Dining Room and Kitchen.

LOUNGE

15'2" into bay x 11'7" (4.62m x 3.53m)

A bright and airy reception room with a double glazed bay window to the front feature fireplace with tiled surround and inset living flame gas fire. There is a radiator, TV aerial and telephone point.

DINING ROOM

12'0" x 10'3" (3.66m x 3.12m)

A useful second reception room with a double glazed window to the rear, radiator and two sets of built in cupboards either side of the former fireplace.

KITCHEN

10'9" x 10'3" (3.28m x 3.12m)

A modern kitchen comprising of a range of eye-level and base units with work surface over, inset single bowl stainless steel sink with side drainer, built in electric oven with inset gas hob and extractor over, space for an upright fridge/freezer, wall mounted gas combi boiler, radiator and a double glazed window to the side. Door to:-

REAR HALL

Doors to the conservatory and Shower Room/WC

SHOWER ROOM/WC

A white suite comprising of a low level flush WC, pedestal mounted wash hand basin, shower cubicle with glass enclosure and electric shower over, radiator and a double glazed window to the rear.

CONSERVATORY

10'3" x 6'8" (3.12m x 2.03m)

A useful addition with plumbing for a washing machine and double opening doors leading to the rear garden.

FIRST FLOOR

LANDING

There are doors to all bedrooms and a double glazed window to the rear

BEDROOM ONE

12'11" x 10'4" (3.94m x 3.15m)

A good sized main bedroom with a double glazed window to the rear affording views towards the coast. Radiator.

BEDROOM TWO

15'6" into bay x 9'3" (4.72m x 2.82m)

A generous second double bedroom with a double glazed bay window to the front and radiator.

BEDROOM THREE

9'7" x 6'6" (2.92m x 1.98m)

A useful single bedroom with double glazed window to the front, radiator and loft access hatch.

OUTSIDE

FRONT GARDEN

There is a narrow concreted area to the front bounded by walling setting the property back from the pavement.

REAR GARDEN

Bounded by walling and mostly laid to lawn with some tree and shrub planting, concreted area to the side of the kitchen, timber shed and garage with side pedestrian access.

GARAGE

Single sized with up and over door, window to the rear and side pedestrian access to the rear garden

ENERGY EFFICIENCY RATING

This property has been rated as D (62) with a potential rating of C (76).

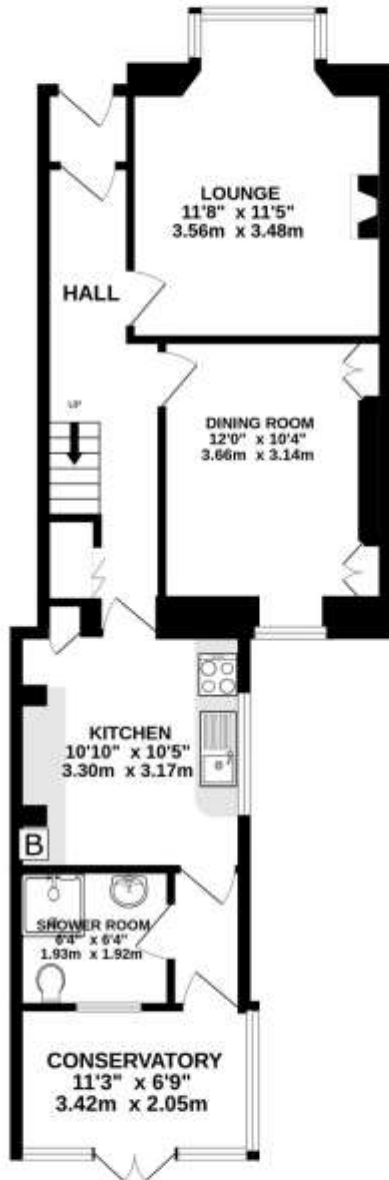
AGENTS NOTE

Council Tax Band B. The property is of majority stone construction. All mains services are connected to the property. Mobile coverage from all major networks (Source Ofcom). Broadband Speeds from 16Mbps Standard and from 1800Mbps Ultrafast (Source Ofcom).

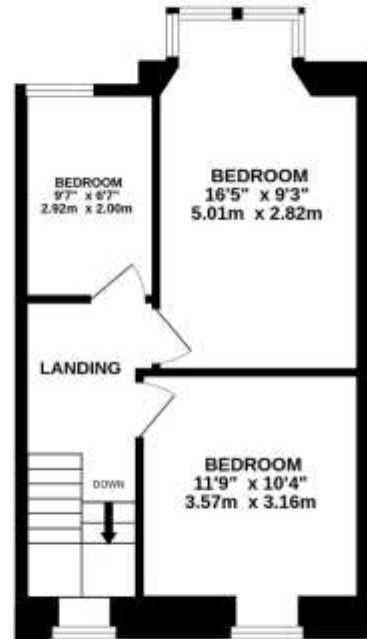


General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

GROUND FLOOR
837 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.0 sq.m.) approx.

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.
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