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BILL BANNISTER

Sales & Lettings



32b Blights Row

Redruth, TR15 1JL

£149,950



Ideal for first time buyers or investment purposes, this terraced house is situated in a convenient location close to the town centre. The property benefits from two bedrooms, a lounge, kitchen and a rear shower room. It is double glazed and has electric heating. There is an enclosed low maintenance rear garden with the bonus of a useful stone outbuilding.



Situated within walking distance to the town centre, this terraced house, offering two good sized bedrooms, presents a wonderful first time buy or investment opportunity. Internally, the property benefits from a lounge/living room with an open fire, kitchen/diner and a family shower room. The property is double glazed and this is complemented by electric heating. Externally there is a pleasant and low maintenance enclosed south west facing rear garden with an outbuilding. In terms of location, the property is close to Redruth town centre and within a ten minute walk to Redruth main line railway station, as well as access to local bus services, local shops and amenities are also within a similar distance. Further afield, Portreath Beach is within a fifteen minutes drive, as are Tehidy Country Park and Tehidy Golf Club. Gwithian beach is just under twenty five minutes away by car. Many other local towns, beaches and attractions are also nearby.

A wooden front door with four decorative obscure glazed panels leads to:

PASSAGEWAY

With access to the rear garden. Upvc front door with a half double obscure glazed panel leading to:

LOUNGE

12'8" x 10'4" (3.88m x 3.17m)
Upvc double glazed bay window with tilting and standard opening overlooking the front. Open fire set in a decorative tiled hearth. Services cupboard and an electric radiator. Fully obscure glazed panelled door leading to:

KITCHEN

8'8" x 9'7" (2.66m x 2.94m)
On a lower level accessed via tiled steps. Range of base level storage cupboards and drawers, stainless steel sink and drainer, tiled splash backs and straight edge work surfaces. Creda electric heater and a upvc double glazed window with fitted venetian blind overlooking the rear garden and aspect. Standalone base level storage cupboard, two built-in shelved understairs storage cupboards and stairs to the first floor. Fully obscure glazed panelled door leads to the rear to the garden.

FAMILY SHOWER ROOM

8'6" x 4'11" (2.60m x 1.50m)
Low level wc, wash hand basin with a tiled splash back and a mirrored medicine cabinet above. Dimplex electric heater, Mira Sprint electric shower in a fully tiled shower cubicle with a sliding door. Double obscure glazed upvc half opening window to the rear garden and aspect. High level double obscure glazed window to the side aspect.

FIRST FLOOR

SPLIT LEVEL L SHAPED LANDING

Cupboard housing a hot water tank and slatted shelved storage. Further shelved storage cupboard.

BEDROOM 1

13'1" x 9'1" (3.99m x 2.77m)
Upvc double glazed window with tilting and standard opening overlooking the front with fitted venetian blind. Built-in triple wardrobe with hanging space and storage shelves. Electric radiator and loft access hatch.

BEDROOM 2

7'9" x 10'3" (2.38m x 3.14m)
Upvc half opening double glazed window with fitted venetian blind overlooking the rear garden and aspect. Built-in double wardrobe with bi-fold doors, hanging space and shelf storage. Electric radiator.

OUTSIDE

The rear garden is fully enclosed mainly laid to concrete and marginally split level with a raised gravel border and traditional low level stone wall. Door leading to a STONE OUTBUILDING 1.18m x 1.32m (3'10 x 4'3) and there is a border of mature bushes.

DIRECTIONS

From our office in Redruth proceed along Chapel Street and turn right by the sewing shop into Nettles Hill. Take the first left into Blights Row and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and electric heating.

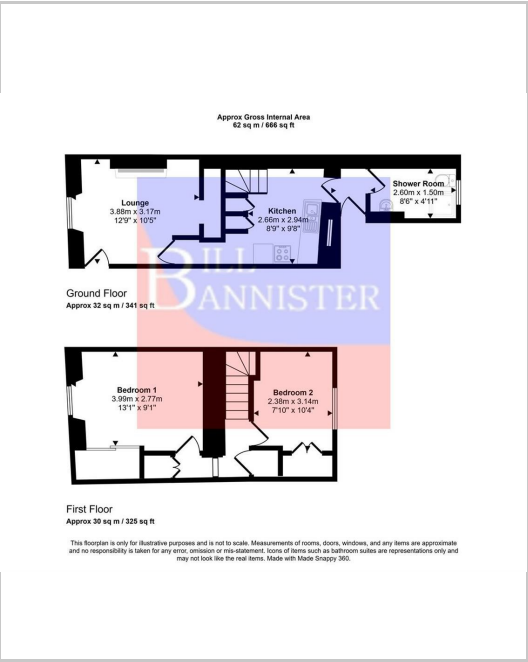
Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

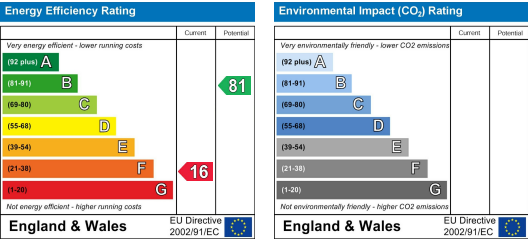
Area Map



Floor Plans



Energy Efficiency Graph



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