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**Foundry Row,
Redruth**

**£325,000
Freehold**





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Property Introduction

Embodying period charm with modern living, this three double bedroom Victorian terraced house is located on Foundry Road, the property has been renovated to an exacting standard and has parking for at least two cars on the private, walled front driveway.

A beautifully finished rear extension with bi-fold doors leads out to a substantial tiered garden, featuring a lawned section and a patio complete with a work from home garden office, creating a stunning outdoor space. The accommodation includes three double bedrooms - a principal bedroom with en-suite, a family bathroom, two reception rooms, and a palatial eat in kitchen and dining space.

The home is offered to the market chain free and has been immaculately maintained and renovated.

Viewing is highly advised.

Location

The property is situated within a short, level walk of the town centre and is conveniently positioned for access to the A30 trunk road and the edge of town Tesco supermarket. Redruth offers a range of both local and national retail outlets, along with a mainline railway station providing direct links to London Paddington and the north of England. The town is also home to Kresen Kernow, a mecca for those researching their Cornish heritage.

The north coast village of Portreath, known for its sandy beach and active harbour, is within five miles. Truro, the administrative and cultural centre of Cornwall, lies within ten miles, while the south coast university town of Falmouth is approximately nine miles away.

ACCOMMODATION COMPRISSES

Entrance door opening to:-

ENTRANCE PORCH

Double glazed porch with boot storage space. Door opening to:-

RECEPTION ROOM/HOME OFFICE 12' 6" x 11' 10" (3.81m x 3.60m) maximum measurements

Currently used as a home office, featuring carpet flooring, a wood burning stove, and built-in bookshelves and storage. Open tread staircase to the first floor and access through to the open plan kitchen and dining area. Door to:-

RECEPTION ROOM TWO 11' 11" x 10' 0" (3.63m x 3.05m) plus recesses

Carpeted sitting room with feature gas fireplace (remote controlled) and two front facing double glazed windows.



KITCHEN/DINING ROOM 19' 2" x 17' 9" (5.84m x 5.41m) maximum measurements

A stunning fully fitted kitchen with a range of white gloss wall and base units with worktop over arranged to form a breakfast bar partial room divider incorporating a sink with directional tap. Built-in eye level oven. Tiled floor. Feature grey vertical wall mounted radiator. Space for dining table and chairs. Part glazed side door access to the covered patio and bi-fold doors opening to the rear garden.

GROUND FLOOR BATHROOM

A contemporary style white suite comprising walk-in low level shower enclosure with rain head shower, bath, circular basin with mirror over and storage below and concealed cistern WC. Window. Tiled walls and floor. Panelled vertical radiator.

FIRST FLOOR LANDING

Access off to all three bedrooms and additional storage/airing cupboard.



BEDROOM ONE 12' 10" x 11' 9" (3.91m x 3.58m) plus recess

Double bedroom with vaulted ceiling, two front facing windows, radiator and storage cupboard.

PRINCIPAL BEDROOM TWO 13' 1" x 9' 10" (3.98m x 2.99m)

Double bedroom with double doors opening to a Juliet balcony overlooking the rear garden and the flat roof of the extension. Door to:-

EN-SUITE SHOWER ROOM

Obscured double glazed window. Shower enclosure housing rain head shower, circular wash hand basin with cupboard below, mirror and light above, concealed cistern WC. Slimline storage cupboard. Spotlights, extractor fan. Tiled floor and walls.



BEDROOM THREE 11' 8" x 10' 11" (3.55m x 3.32m)

A generous double bedroom with radiator and storage cupboard and double glazed window overlooking the front driveway.

OUTSIDE FRONT

Private front driveway providing off-road parking for at least two vehicles.



REAR GARDEN

Immediately to the rear is a covered patio accessed from the kitchen and dining area side door, leading to a two tier, north west facing rear garden. The garden features a lawned level and an upper patio with a:-

GARDEN OFFICE 10' 11" x 9' 3" (3.32m x 2.82m)

Double glazed sliding doors opening to patio. Spotlighting.

SERVICES

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

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

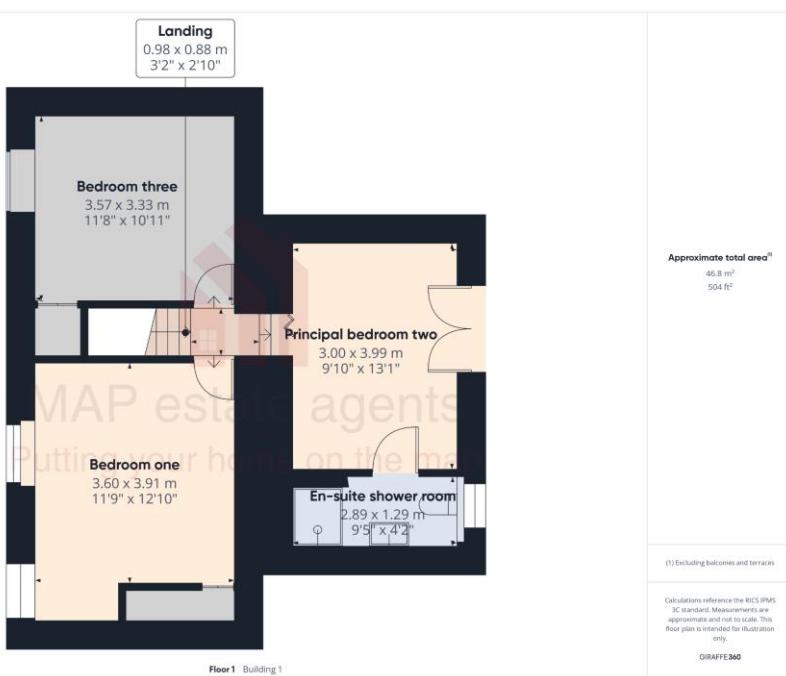
From Redruth railway station, proceed down the hill, turning slightly right at the first set of traffic lights. At the next set of lights, turn right. At the traffic lights at the bottom of the town, continue straight across, where the property will be identified on the right-hand side just past the Old Police Station. If using What3words:- medium.jugs.cement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		72	80
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Period home
- Three double bedrooms
- Principal bedroom en-suite
- Three double bedrooms
- Stunning kitchen/dining room
- Gas central heating
- Garden office
- Off-street parking/driveway



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)

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sales@mapestateagents.com

Gateway Business Park, Barcoose
Cornwall TR15 3RQ

www.mapestateagents.com