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**Cardrew Terrace,
Redruth**

**£245,000
Freehold**





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Property Introduction

Offered for sale chain-free, this mid-terrace family size home is located on the Truro side of Redruth and is conveniently situated for access to local shops, schooling, a late night shop and the town centre.

The property benefits from three bedrooms and a bathroom on the first floor with the principal bedroom having an en-suite. On the ground floor there is a separate lounge and dining room, fitted kitchen and a snug which is ideal as a home office or playroom. Set off from the kitchen there is a utility room. One will find gas fired central heating and with the exception of the utility window there is uPVC double glazing. Whilst the property does require some mainly cosmetic updating, there are original features within the house and it is an ideal opportunity for a buyer to put their own mark on their new home. To the outside, the house is set back from the pavement by a low maintenance garden whilst to the rear the garden is enclosed, largely lawned with mature hedging and has access to a parking area for two vehicles. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this property.

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 links to London Paddington 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 within walking distance and there is an out-of-town 'Tesco' superstore on the edge of town. 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.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Dado rail and part glazed door opening to:-

HALLWAY

Stairs to first floor incorporating an under stairs storage cupboard. Radiator and dado rail.

LOUNGE 12' 6" x 10' 7" (3.81m x 3.22m) maximum measurements into recesses, plus bay

uPVC double glazed bay window to the front. Focusing on a wood fire surround with tiled hearth (not currently in use), ornate coved

ceiling and central rose. Exposed wood floorboards and radiator.

DINING ROOM 10' 6" x 10' 5" (3.20m x 3.17m) plus recesses

uPVC double glazed window to utility room. Radiator.

KITCHEN 13' 11" x 9' 6" (4.24m x 2.89m)

Single glazed window to utility room and uPVC double glazed door to utility. Fitted 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. 'Flavel' eight-ring range style cooker with cooker hood over and plumbing for dishwasher. Ceramic tiled splashbacks and slate effect tiled flooring. Squared archway through to:-

SNUG/PLAYROOM 7' 8" x 7' 6" (2.34m x 2.28m) plus recess

uPVC double glazed French doors opening onto the rear garden. Slate effect tiled flooring and radiator.

UTILITY ROOM 9' 7" x 4' 10" (2.92m x 1.47m)

uPVC double glazed door to the rear and single glazed window to the rear. Fitted with a base unit having an adjoining roll top edge working surface and incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine and space for tumble dryer. Wall-mounted electric heater and ceramic tiled flooring.

FIRST FLOOR LANDING

On two levels with a dado rail and access to loft space. Panel doors open off to:-

PRINCIPAL BEDROOM ONE 11' 3" x 9' 8" (3.43m x 2.94m)

uPVC double glazed window to the rear. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Remodelled with a corner wash hand basin, close coupled WC and a quadrant shower enclosure with plumbed shower. Ceramic tiling to walls and floor. Towel radiator.

BEDROOM TWO 11' 6" x 9' 10" (3.50m x 2.99m)

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 8' 3" x 6' 2" (2.51m x 1.88m)

uPVC double glazed window to the front. Radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a close coupled WC, pedestal wash hand basin and panelled bath with shower mixer tap. Extensive ceramic tiling to walls, part wood panelling to walls and ceramic tiled flooring. Airing cupboard with shelving and containing a 'Worcester' combination gas boiler.

OUTSIDE FRONT

To the front of the property, the garden is enclosed by a dwarf wall and has been largely gravelled to ease maintenance.

REAR GARDEN

The rear garden is enclosed and secure for younger children and pets, largely lawned with a range of mature shrubs and hedging. Immediately to the rear of the property, there is a paved patio and at the bottom of the garden a gate opens onto parking for two vehicles. External water supply.

SERVICES

Mains gas, mains electricity, mains drainage and mains water (metered).

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

From Redruth Railway Station, proceed up the hill into Higher Fore Street, at a 'Give Way' junction, bear left into East End and then continue on passing a convenience store on the right-hand side into Cardrew Terrace where the property will be identified on the left-hand side by a 'For Sale' board. If using What3words: lifters.crispier.joke



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Substantial terraced house for sale chain free
- Three bedrooms
- Principal bedroom with en-suite
- Lounge with coving and central rose
- Dining room
- Fitted kitchen
- Utility
- Snug/home office
- First floor bathroom
- Gardens and parking



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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