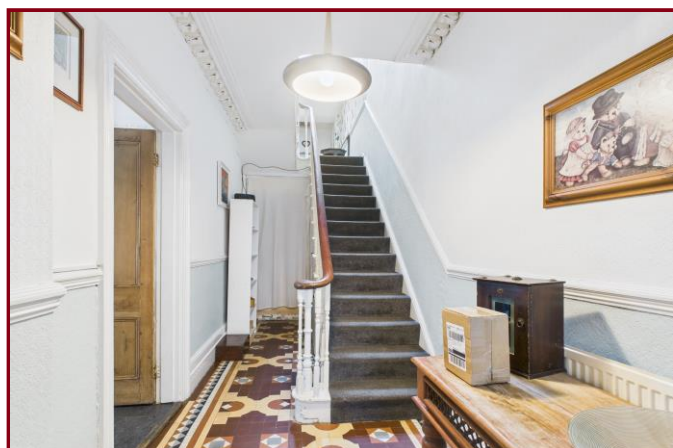




MAP estate agents
Putting your home on the map

**Clinton Road,
Redruth**

**Guide Price £400,000
Freehold**





Clinton Road, Redruth Guide Price £400,000 Freehold **Property Introduction**

Located in one of Redruth's most sought after residential areas is this impressive end terrace family home offering an array of period features such as ornate coving, ceiling roses and high ceilings. Approached via a pedestrian pathway with granite steps leading to a covered entrance, this gives way to an impressive hallway with a tessellated tiled floor. From here access is gained to a feature lounge with further ornate coving and ceiling rose, along with an open fireplace. A fully equipped kitchen/diner has an excellent range of built-in units along with integrated oven whilst a staircase ascends to the first floor and accesses four bedrooms, shower room and a feature bathroom with slipper style bath. From the landing, a staircase gives access to an attic room, currently utilised by the vendors as a hobby room. The versatile accommodation to the ground floor has the advantage of a self-contained annexe with its own entrance hallway with the accommodation comprising of a lounge, kitchenette, bedroom and shower room. This would be an ideal space for extended family or letting purposes or alternatively creating more bedrooms. Externally to the front, a gravelled pathway with granite steps give access to the main entrance, whilst to the rear is a manageable sized garden with a range of shrubs and adjacent off-road parking. We have been advised that planning permission was granted in 2006 for conversion of the property into four individual apartments. Planning application ref: W2/PA06/01445/F.

Location

Clinton Road is an attractive tree lined residential area situated in an ideal location for accessing the many amenities of the town centre which includes a variety of local shops and national chains with the mainline railway station operating to London Paddington. Redruth is just a short driving distance to the majestic north coast, famed for its excellent surfing beaches, such as Perranporth, Porthtowan and Gwithian. For those who enjoy water sports, the more sheltered south coast offers more sandy beaches and is ideal for kayaking, windsurfing and sailing. The main A30 trunk road links Redruth to other areas of the county with the city of Truro approximately ten miles distant being the main centre in Cornwall for business and commerce. Redruth is rich with its historical heritage, mainly from its mining past and is the heart of Cornish innovation. Popular for its creative arts and historical buildings, it is ideally situated for accessing most areas of the county. There are a number of popular walks and trails on the doorstep with Tehidy Woods just a moments driving distance away.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE VESTIBULE

Tessellated tiled floor. Stained glass doorway and window. Access to:-

ENTRANCE HALLWAY

Tessellated tiled floor. Staircase to first floor. Understairs storage cupboard. Ornate coving and ceiling rose. Pine door giving access to:-

LOUNGE 15' 1" x 12' 7" (4.59m x 3.83m) maximum measurements into bay

Double glazed bay sliding/window to front elevation. Feature open fireplace with attractive surround. Ornate coving and ceiling rose. Radiator.

KITCHEN/DINER 14' 10" x 11' 10" (4.52m x 3.60m) maximum measurements into bay

uPVC double glazed window along with double glazed uPVC doors to exterior. Single stainless steel sink unit with mixer tap, a good range of base storage cupboards, worktops, four drawer storage unit plus additional two door pan cupboard. Boiler, integrated double oven, hob with tiled splashbacks and stainless steel extractor over, recess for fridge/freezer, plumbing for dishwasher, ornate coving and ceiling rose. Pine door giving access back into the hallway.

ANNEXE

Accessed from the main hallway:-

ANNEXE KITCHENETTE 9' 11" x 5' 4" (3.02m x 1.62m)

Base storage cupboard. Double wall cupboard and slate flooring.

ANNEXE HALLWAY

Doorway to exterior. Recess with stainless steel sink unit.

ANNEXE LOUNGE 11' 5" x 9' 8" (3.48m x 2.94m)

Window to side elevation. Radiator.

ANNEXE SHOWER ROOM

Double glazed window. Shower cubicle, close coupled WC and wash hand basin, double storage cupboard under. Radiator.

ANNEXE BEDROOM 9' 7" x 9' 5" (2.92m x 2.87m)

Window to side elevation. Radiator.

FIRST FLOOR LANDING

Staircase ascending to additional landing, Skylight window. Radiator. Access off to:-

BEDROOM ONE 13' 6" x 10' 6" (4.11m x 3.20m) maximum measurements into bay

A dual aspect room with uPVC sliding sash window. Radiator.

BEDROOM FOUR 9' 11" x 6' 8" (3.02m x 2.03m)

Double glazed window. Radiator. Ornate coving.

BATHROOM

A feature bathroom with window to side elevation, slipper style bath set on a raised platform, pedestal wash hand basin and close coupled WC. Wall lights and radiator.

FURTHER LANDING

Built-in storage cupboard with plumbing for automatic washing machine giving access to the attic room.

BEDROOM TWO 15' 11" x 9' 1" (4.85m x 2.77m)

A dual aspect room. Radiator.

BEDROOM THREE 11' 9" x 9' 9" (3.58m x 2.97m)

Window to side elevation. Radiator.

SHOWER ROOM

Walk-in shower, close coupled WC and wash hand basin with double storage cupboard under. Tiled floor. Extractor fan.

ATTIC ROOM 17' 7" x 15' 9" (5.36m x 4.80m) L-shaped, maximum measurements, reduced headroom to two sides

Double glazed window, skylight. As previously mentioned, this room could be used for a variety of uses and is currently used by the vendors as a hobby room.

OUTSIDE

A pedestrian gateway to the front gives access to a gravelled pathway and granite steps leading to the front door. Within the front garden are a variety of shrubs with a side access with slate path and a gateway leading out onto the adjoining lane. Granite steps give access to an enclosed garden with further slate pathway, centre raised flower bed and patio with a further range of mature shrubs. Double gates from the lane lead to the off-road parking space.

SERVICES

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

AGENT'S NOTE The Council Tax band for the property is band 'D'.

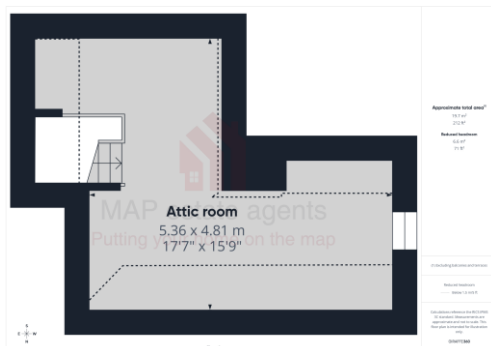
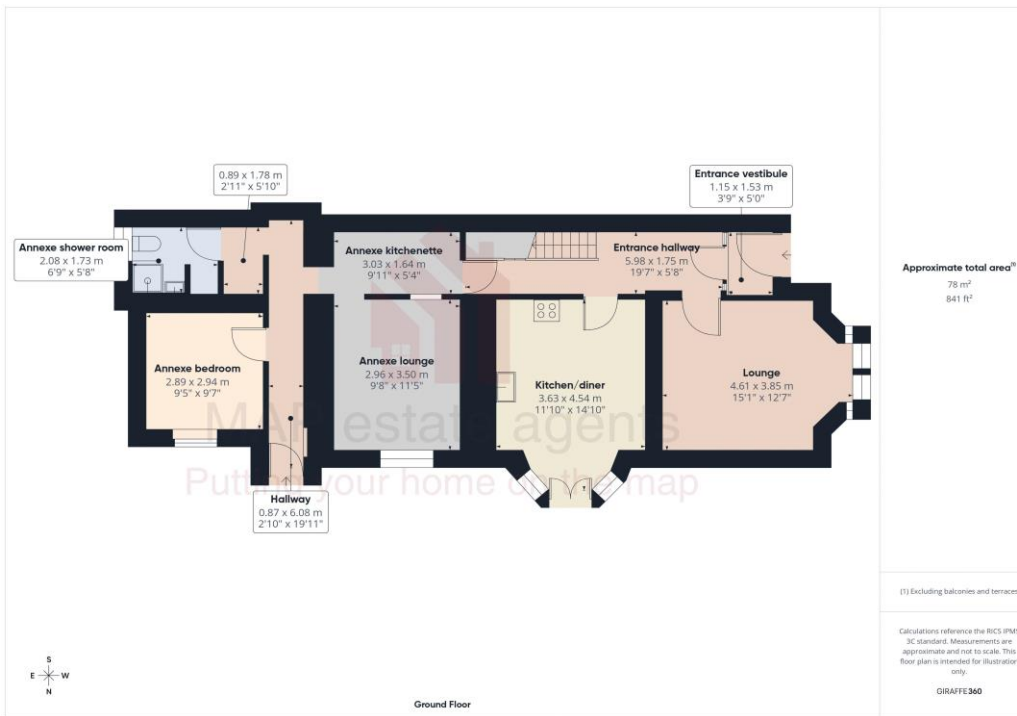


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	74	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- An imposing end terrace Victorian home
- Four bedrooms
- Feature lounge with open fireplace
- Fitted kitchen
- First floor shower room and delightful bathroom suite
- Many period features associated with the period
- Partial uPVC double glazed windows and gas central heating
- Additional self-contained one bedroom annexe
- Enclosed rear garden with off-road parking
- Situated in sought after tree lined position in Redruth



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