



## 30 Trefusis Square

Redruth, TR15 2EZ

**£169,950**



Ideal for first time buyers or investment purposes and offered with no onward chain, this terraced cottage is situated in a convenient location close to the town centre. The property benefits from two bedrooms, an entrance porch, a lounge, kitchen and a first floor shower room. It is double glazed and this is complemented by gas heating. Externally there is a small garden to the front and an enclosed low maintenance rear garden with a useful outbuilding.



Tucked away from the road in a popular residential area, this traditional two bedroom cottage is offered with no onward chain. It has a gas heating system and is double glazed. There are two bedrooms with one room having fitted wardrobes and there is a well fitted first floor shower room. To the ground floor there is a hallway leading to the lounge with a focal granite fire surround and the kitchen is well fitted with some appliances. Externally there is a small area of garden to the front and a pathway leads to further area of garden. Redruth town centre is within a few hundred yards together with a railway station and bus services. An adaptable property, it has the following accommodation:

### ENTRANCE PORCH

With laminate flooring.

### LOUNGE

11'7" x 15'1" (3.55m x 4.61m)

Focusing on a granite fire surround flanked by alcoves to either side with cupboards. Laminate flooring, open tread stairs to the first floor and two radiators.

### KITCHEN

10'6" x 7'6" (3.21m x 2.31m)

Fitted with a good a range of units and offers a fridge, washing machine, oven and hob. Working surfaces with storage cupboards beneath and matching eye level units. Worcester gas combi boiler and a single drainer sink unit. Door to the rear.

### FIRST FLOOR

#### BEDROOM 1

6'9" x 9'3" (2.08m x 2.82m)

Fitted wardrobes and a radiator.

#### BEDROOM 2

10'0" x 6'5" (3.05m x 1.96m)

With a radiator.

### SHOWER ROOM

4'1" x 6'3" (1.26m x 1.91m)

Tiled shower cubicle with a Mira shower and a glass door. Vanity basin with cupboards below and a mirror above. Low level wc with enclosed cistern, storage cupboards either side and wall mounted cupboards above. Electric towel rail and extractor fan. Loft access.

### OUTSIDE

There is a small area of gardens to the front and a pathway leads to an enclosed rear garden being laid to patio slabs with shrub borders and a useful outbuilding.

### DIRECTIONS

Passing Redruth railway station on your right continue up into Higher Fore Street and at the junction turn right into St Day Road. At the triangle go straight across into Trefusis Terrace and Trefusis Square will be found on the right hand side.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

### SERVICES

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

Broadband highest available download speeds - Standard 7 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

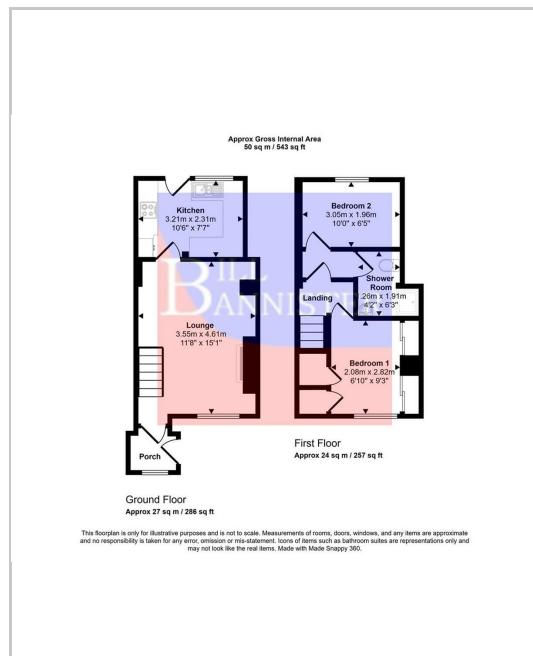
### Mobile signal -

EE - Good outdoor only, Three - Good outdoor only, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

### Area Map



### Floor Plans



### Energy Efficiency Graph

