



97 Agar Road,
Illogan Highway, Redruth

LODGE & THOMAS
ESTABLISHED 1892

97 Agar Road,

Illogan Highway, Redruth TR15 3EF

Guide Price - £210,000 Freehold

- Updated semi-detached cottage
- 2 Bedroom and 2 reception rooms
- Scope to extend
- Parking for 2 cars
- Mature south-facing garden with pond
- Vacant with no chain

Charming period home, a short walk from shops and hospital, with off-road parking for two cars and a generous south-facing garden.

The Property

A delightful stone built semi-detached cottage offering two bedroom, two reception accommodation with re-fitted kitchen and modern bathroom. The lounge features an Inglenook fireplace with clome oven and wood burning stove and the majority of windows are uPVC double glazed.

The amount of space outside comes a pleasant surprise! To the front is a small formal garden (some neighbours use theirs for extra parking), whilst a driveway to the side provides off-road parking for two vehicles. To the rear is a large south-facing enclosed garden, well stocked within an abundance of colourful shrubs and herbs. It incorporates two lawned areas, a vegetable plot, a generous deck and a 2.8 m x 2.2m Carp pond that is about 1.2m deep at the centre. To one side are three outhouses with light, power and water, one used as a plant room for pond filtration system (removed) and another as a utility room.

This is a home that has the space and potential to expand with a growing family and is highly recommended for viewing!



EPC G Council Tax Band A

Services

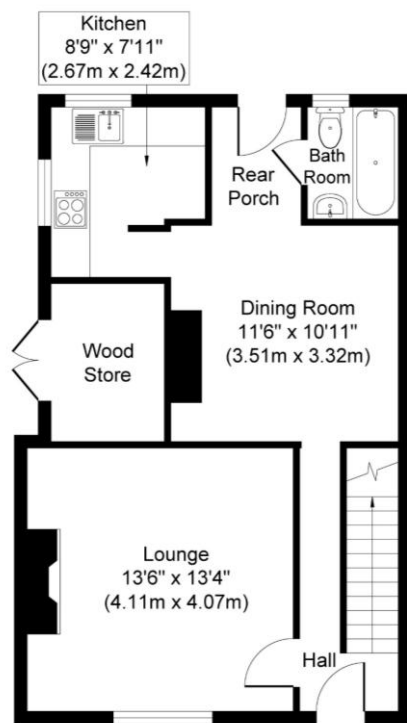
Mains electricity, water and drainage are connected to the property. Mains gas is in the road to the front. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

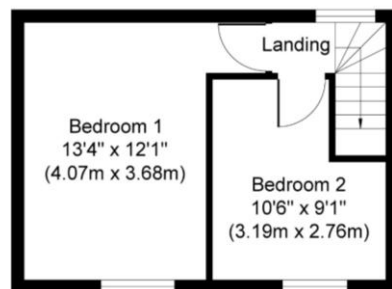
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Ground Floor
Approximate Floor Area
526 sq. ft
(48.80 sq. m)



First Floor
Approximate Floor Area
250 sq. ft
(23.20 sq. m)



Location

This highly popular location fringing Illogan, is close to a number of local amenities which include a Co-op, a Morrison's supermarket and a popular primary school. The property is well-placed for quick and easy access to the coast and beach at Portreath to the north-west (2 miles) and Redruth with a wider range of amenities and schooling to the east (1½ miles). For those travelling further afield, there is a stop on the main Paddington to Penzance railway line in Redruth, whilst closer to hand is the main spinal route for Cornwall, the A30, putting Truro within an easy commute.

Viewing

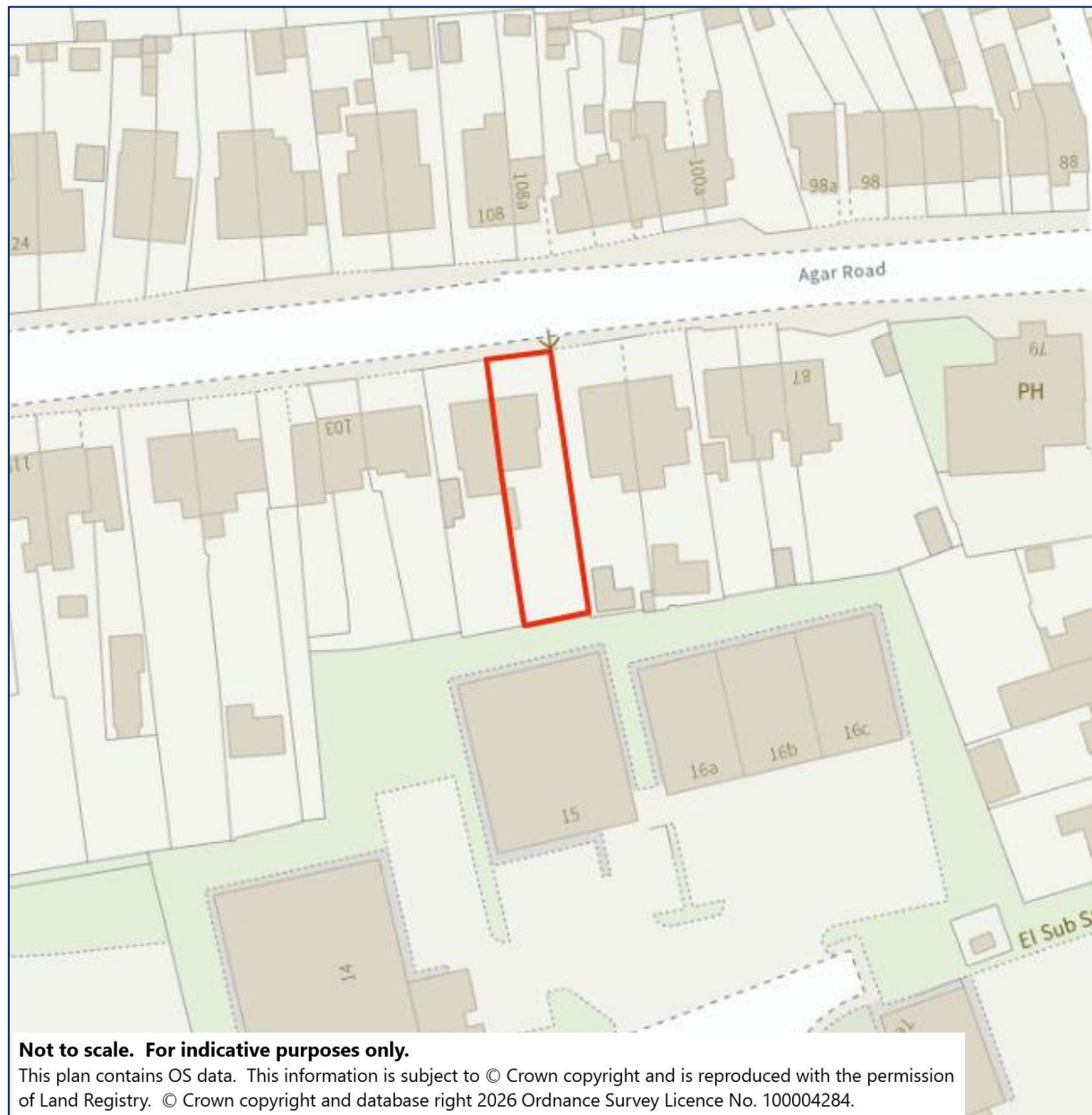
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

Leave the A30 at Avers junction and follow the A3047 to Camborne. Proceed down the dual carriageway to the second roundabout, where take the second exit towards Camborne. Continue through the traffic lights, past the filling station and the property for sale will be found on the left hand side a short way further on after passing through the second set of traffic lights.

what3words///rust.roadways.gymnasium



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Chartered Surveyors
Estate Agents
Valuers
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