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# BILL BANNISTER

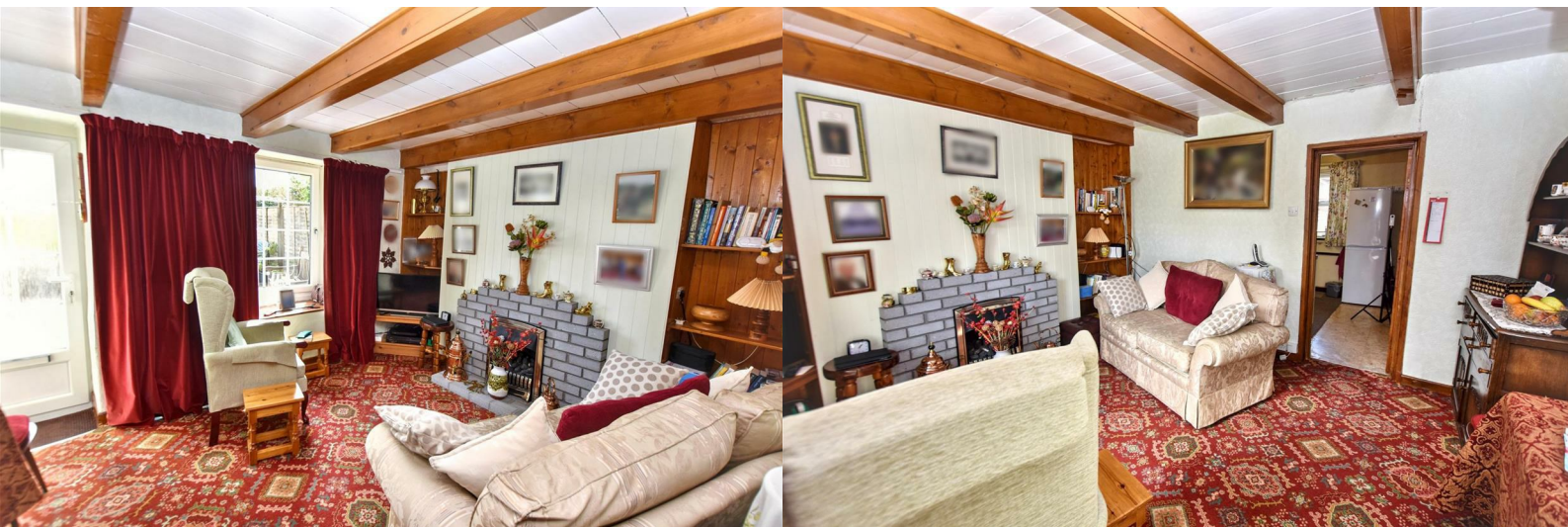
Sales & Lettings



## 7 Higher Albion Row

Carharrack, Redruth, TR16 5QN

**Guide Price £199,950**



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Here we have a fabulous opportunity to own your first home or to purchase as an investment property. Worthy of an early viewing, we are very pleased to bring to market this charming and welcoming two bedroomed mid terraced traditional Cornish cottage within a distinctive row of similar properties in the popular village of Carharrack. In need of some modernisation yet certainly liveable, this is a property on which you could put your own stamp over time. The front door opens directly into the lounge/living room/diner with an LPG coal effect gas fire, an open joist ceiling and wood panelled recesses with useful shelf space. A door leads through into the fitted kitchen, again with an open joist ceiling, which has a corner airing cupboard with a wall mounted towel style radiator. Hot water is supplied via an Ariston hot water heater under the sink. A rear hallway gives access to the back garden and leads to the fully tiled family shower room. To the first floor, there is a very good sized and bright bedroom to the front, courtesy of 2 separate windows, whilst the rear bedroom benefits from both over bed storage and a built in wardrobe. Externally, the delightful south east facing front garden will certainly appeal to those with gardening tendencies, having been very well maintained by the current vendor. The rear garden is of a courtyard style. It has a small tool shed with a larger shed with both potting and workshop space. Beyond this shed, a gate leads out to the rear driveway which offers off road parking, accessed from the main road behind with space for one to two vehicles. In terms of location and amenities, there is a children's park just down from the property and the local village hall, which we understand holds regular local events, is within a short walking distance. Carharrack offers local amenities including a convenience store, a Chinese takeaway and other amenities. Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be reached in less than ten minutes by car. There is also a main line railway station in the town offering services to London along with many other destinations.

Furthermore, Carharrack is equidistant to both Falmouth and Truro and there are also nearby coastlines and beaches within easy reach.

Casement glazed upvc front door with obscure double glazing opens to:

## **LOUNGE/DINER**

**13'5" x 11'8" (4.09m x 3.58m)**

Upvc casement double glazed window overlooking the front garden and aspect set in a deep sill. LPG coal effect fire set on a brick hearth with a brick surround fireplace. Open joist ceiling and wood panelled recess alcoves. Obscure casement glazed door opens to:

## **KITCHEN**

**9'9" x 11'1" (2.99m x 3.39m)**

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Space for an electric cooker and space for a washing machine below an airing cupboard with a wall mounted towel style radiator. Stainless steel sink and drainer below a upvc double glazed window overlooking the rear courtyard style garden. Storage cupboard below the sink housing an Ariston hot water heater. Open joist ceiling, space for a tall fridge/freezer and a full height shelved storage cupboard. Further storage cupboard with louvre doors.

## **REAR PASSAGEWAY**

Leading to:

## **SHOWER ROOM**

**5'8" x 6'6" (1.75m x 1.99m)**

Fully tiled with a low level wc and a wash hand basin in a vanity unit. Raised shower tray with a Mira Sport electric shower. Upvc obscure double glazed window to the rear aspect. Wall mounted high level Dimplex pull cord electric heater.

## **FIRST FLOOR**

## LANDING

Loft access hatch.

## BEDROOM 1

12'11" x 11'11" (3.94m x 3.65m)

Upvc casement double glazed windows, one behind a deep sill overlooking the front garden and aspect.

## BEDROOM 2

10'9" x 10'0" (3.28m x 3.07m)

Upvc double glazed window overlooking the rear garden and aspect behind a deep sill. Built-in wardrobe with hanging space and shelved storage plus an overbed wardrobe unit with storage.

## OUTSIDE

To the front a pedestrian gate opens to a shaped slabbed pathway with raised gravel borders of mature bushes, plants, shrubs and trees. A raised laid to lawn area is split by the pathway and this leads to the front door and patio area. A door from the rear passage leads out to the rear courtyard area with a small shed, a concrete patio area and an external tap. A pathway leads to a rear driveway providing parking for one to two vehicles and a door opens to a REAR POTTING SHED/WORKSHOP with lighting and power.

## DIRECTIONS

From our office in Redruth take the main road towards

Falmouth, through South Downs and over the brow of Lanner Hill. Take the first turning left into Pennance Road and follow this all the way through to the village of Carharrack, Turn right by the church into Higher Albion Row and the property will be found on the left hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

## SERVICES

Mains drainage, mains water, mains electricity and LPG gas fire.

Broadband highest available download speeds - Standard 10 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



## Road Map



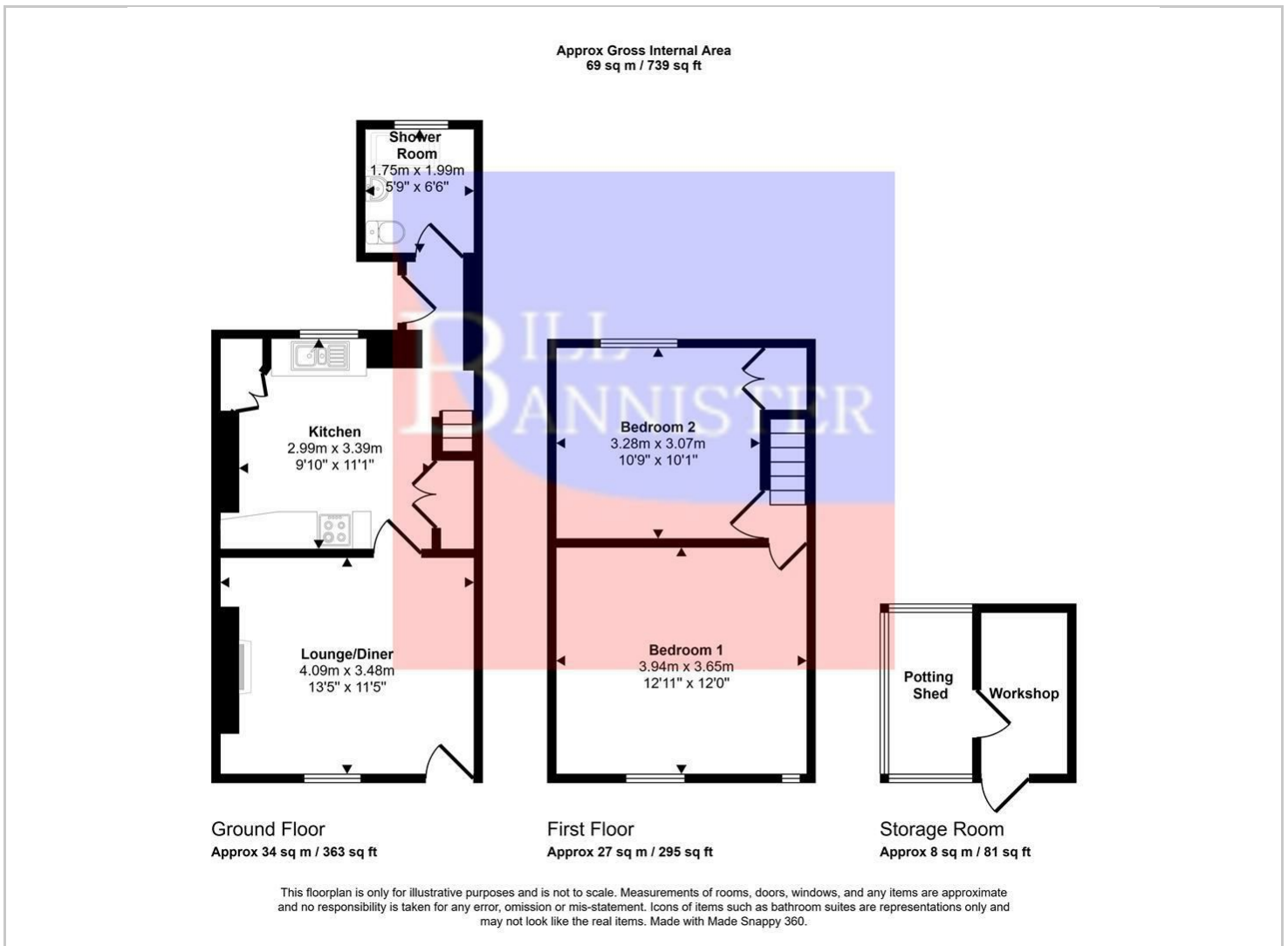
## Hybrid Map



## Terrain Map



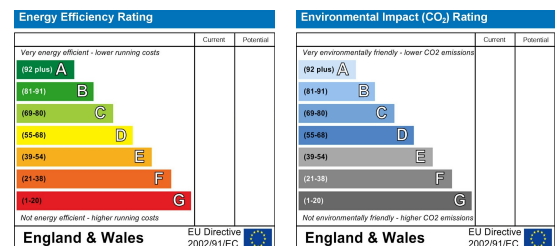
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.