

MAP estate agents

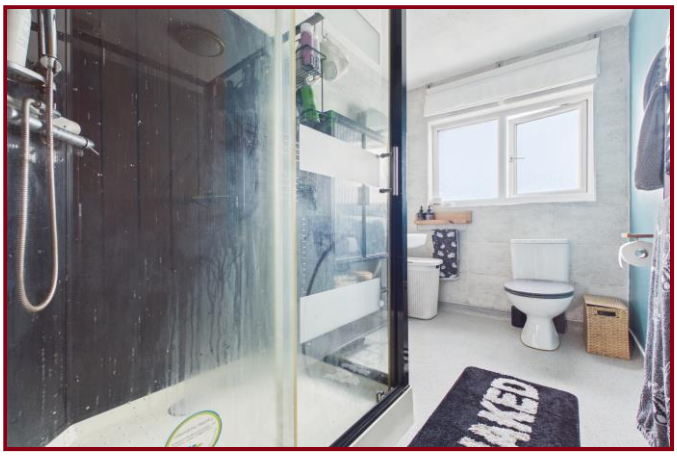
Putting your home on the map

Wood End Cottages, Four Lanes, Redruth

£210,000

Freehold







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Property Introduction

Situated within the popular village of Four Lanes, this end terraced cottage is presented to a good decorative standard throughout and is ideal for the first time buyer.

The cottage benefits from two bedrooms and a shower room on the first floor, there is a lounge which focuses on a non-functional stone fire surround and the kitchen has recently been renewed. The property benefits from double glazing, a propane gas heating system supplying radiators and there is the additional bonus of generous parking to the side which incorporates a car port for undercover parking.

To the rear there is a courtyard with steps leading up to an enclosed, largely lawned garden with a deck and an outside store. A property that really requires a closer inspection to be fully appreciated, we recommend viewing our interactive virtual tour prior to arranging a closer inspection.

Location

The village of Four Lanes has a local shop, a choice of Public Houses and a regular bus service to major towns. The village has a Primary School which is well respected locally, there is also a village shop and sub-Post Office.

The nearest major town is Redruth which is within a mile and a half and access to major out of town shopping outlets and the A30 will be found at Pool which is within a similar distance. The ancient town of Helston is within eight miles.

ACCOMMODATION COMPRISES
uPVC double glazed door to:-

ENTRANCE PORCH
uPVC double glazed windows to the side and rear. Doorway through to:-

LOUNGE 13' 2" x 12' 7" (4.01m x 3.83m) maximum measurements plus doorway
uPVC double glazed window to the front. A cosy and inviting room with feature former fireplace and slate hearth with exposed stone walling to one side. Radiator. Panelled door to:-

KITCHEN/DINER 13' 5" x 10' 4" (4.09m x 3.15m) maximum measurements
uPVC double glazed window to the rear and uPVC double glazed door to the rear garden. Refurbished with a 'Howdens' kitchen

incorporating both eye level and base units and featuring adjoining square edge working surfaces incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Built-in electric oven with ceramic hob and stainless steel hood over, extensive ceramic tiled splashbacks, vertical radiator and inset spotlighting. Wall mounted 'Gloworm' combination propane gas boiler. Laminate flooring. Stairs to first floor.

FIRST FLOOR LANDING
A central landing with bi-fold doors opening to storage facilities, loft access and radiator. Featuring panelling to walls and vertical panel doors opening to:-

BEDROOM ONE 13' 1" x 10' 11" (3.98m x 3.32m)
uPVC double glazed window to the front. A spacious room with a radiator.

BEDROOM TWO 11' 9" x 5' 2" (3.58m x 1.57m)
uPVC double glazed window to the rear. Laminate flooring and radiator. This room is ideal for those needing to work from home. Useful over stairs built-in storage cupboard.

SHOWER ROOM
uPVC double glazed window to rear. Comprising corner cubicle housing a mains rain head shower, pedestal wash hand basin with mirror and shelf over and low level WC. Tiling to walls and ladder radiator.

OUTSIDE
To the side of the cottage there is a brick paviour driveway giving parking for two/three vehicles and leading to a covered car port. Door from the car port to:-

REAR GARDEN
Immediately to the rear of the property there is a paved patio and steps lead up to the remainder of the garden which is enclosed, largely lawned with planted borders. There is a raised deck space ideal for outside entertaining and a stone built storage shed. The rear garden is secure for those with younger children and pets.

SERVICES
Mains water, mains electric and mains drainage. LPG boiler for heating and hot water.

AGENT'S NOTE
The Council Tax band for the property is band 'A'. It should also be noted that the next door neighbour has a right of way for services only to the rear garden (ie., for changing gas tanks etc.,)

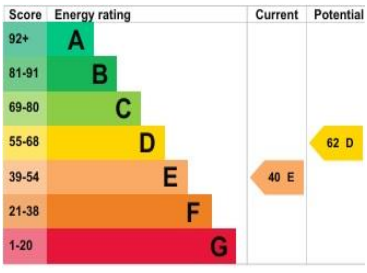
DIRECTIONS
From Redruth take the B3297 towards Helston, drive through the village of Four Lanes and before The Sportsman's Arms Public House on the left hand side the property will be identified on the left hand side by our MAP For Sale board. If using What3words:- depended.bleaching.roadmap

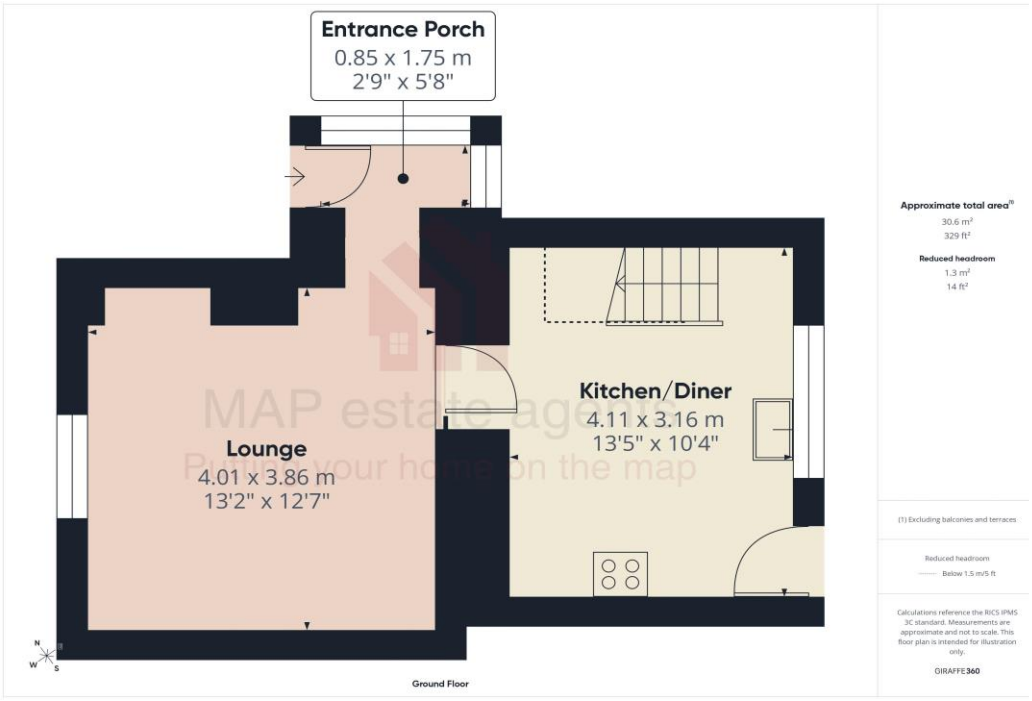


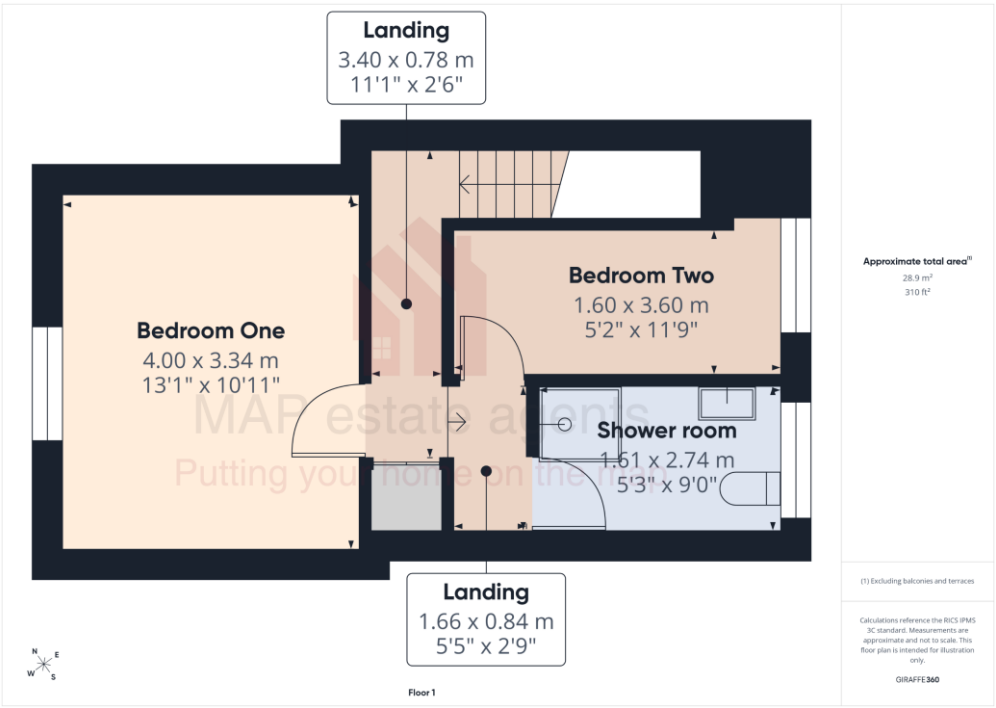












MAP's top reasons to view this home

- Character end terrace cottage
- Two bedrooms
- First floor shower room
- Lounge with feature non-functional fireplace
- Remodelled kitchen/dining room
- LPG gas central heating
- Attractive rear garden
- Driveway parking and car port
- Well presented home
- Central village location

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