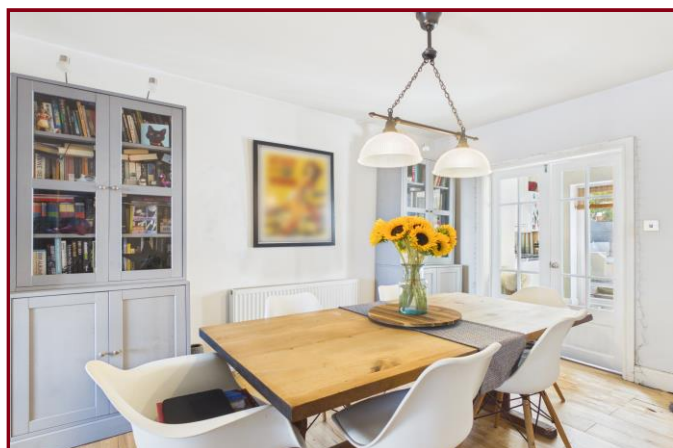




MAP estate agents
Putting your home on the map

Agar Road, Redruth

£255,000
Freehold





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£255,000
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Property Introduction

Conveniently located for access to out-of-town retail outlets, schooling and Redruth town, this end terraced bay-fronted stone-dressed house is ideal for family occupation.

Internally, there is a dining room with a squared archway through to the lounge which features a wood burning stove. The kitchen occupies the full width of the property and in addition to fitted units, there is a 'Kenwood' range style cooker. On the first floor, one will find three bedrooms and a remodelled bathroom. Heating is provided by a modern gas central heating boiler and there is uPVC double glazing.

To the outside, parking is available on a brick paviour driveway to the front whilst the rear garden is enclosed, features a patio and steps lead up to a largely lawned garden which is well stocked with mature shrubs.

In summary, a family home which requires a closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Being situated within a reasonable distance to the shops of both Camborne and Redruth, the main A30 trunk road is also close by providing access to other areas of the county that much easier.

The rugged and majestic north coast is within a reasonable travelling distance and offers excellent surfing beaches, such as those found at Porthtowan and Portreath. There are also breathtaking coastal walks along the coastal path. Other recreational attractions nearby include Tehidy Country Park and golf course - this being popular for families to explore and is also the gateway to the North Cliffs.

The cathedral city of Truro lies approximately ten miles distant, this being the main centre in Cornwall for business and commerce along with attractions, such as the Hall for Cornwall located on the piazza.

For those who enjoy water sports, the south coast beaches, such as Maenporth, Castle, Gyllyngvase and Swanpool will be found in Falmouth which is Cornwall's university town and is located some eleven miles distant.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Spotlighting, radiator and engineered wood flooring. Staircase to first floor with storage cupboard beneath. Door to:-

DINING ROOM 12' 5" x 10' 6" (3.78m x 3.20m)

Engineered wood flooring, radiator and two glazed doors opening to the kitchen. Wide squared archway through to:-

LOUNGE 13' 0" x 10' 5" (3.96m x 3.17m) maximum measurements into bay window

uPVC double glazed bay window to the front. Engineered wood flooring and focusing on a fire surround housing a recessed wood burning stove set on a slate hearth. Radiator.

KITCHEN 17' 5" x 5' 7" (5.30m x 1.70m)

uPVC double glazed window to the side and uPVC double glazed French doors to the rear. Double glazed 'Velux' skylight. Fitted with a range of eye level and base gloss white units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Freestanding 'Kenwood' range style stove with five-ring burner, stainless steel cooker hood and space and plumbing for an automatic washing machine. Ceramic tiled flooring and skirting heater.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Access to loft space and radiator. Doors open off to:-

BEDROOM ONE 14' 2" x 9' 3" (4.31m x 2.82m) maximum measurements into bay window

uPVC double glazed bay window to the front. Radiator.

BEDROOM TWO 11' 0" x 9' 2" (3.35m x 2.79m)

uPVC double glazed window to the side. Two-sliding door wardrobe unit and radiator.

BEDROOM THREE 8' 3" x 6' 6" (2.51m x 1.98m)

uPVC double glazed window to the front. Radiator. This room is currently being used as a home office.

BATHROOM

uPVC double glazed window to the side. Remodelled with a close coupled WC, wall hung vanity wash hand basin and double end bath with mixer rain head shower. Towel radiator, full ceramic tiling to walls and ceramic tiled flooring.

OUTSIDE FRONT

To the front of the property, there is a brick paviour driveway with parking for two vehicles and pedestrian access leading to the side. Planted shrub borders.

REAR

The rear garden is enclosed and immediately to the rear of the kitchen, there is a decked seating area, steps lead up to the remainder of the garden which is largely lawned and planted with a range of mature shrubs and ground covered plants. At the top of the garden, there is a shed which is ideal for storage and an outside 'gardener's convenience'.

SERVICES

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

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. The neighbour to the right of the property has a pedestrian access across the rear of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Updated end-terraced bay-fronted house
- Three bedrooms
- Lounge
- Dining room
- Fitted kitchen
- Remodelled first floor bathroom
- Gas central heating
- uPVC double glazing
- Private enclosed garden to the rear
- Parking for two vehicles



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