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Sales & Lettings



## 18 Albion Row

Carharrack, Redruth, TR16 5QW

**£209,950**



Offered for sale with the benefit of no onward chain, this terraced cottage is situated in the popular village of Carharrack. The property benefits from two good sized bedrooms, a lounge with a wood burner, a separate dining room, kitchen, rear utility and a bathroom. Externally there is the bonus of parking to the front and gardens to both front and rear.



Set back from the road in a pleasant and popular location, this property is offered with no onward chain. There is a generous porch to the front leading to the lounge which has a focal point fireplace and wood burner which runs the heating and hot water. There is a separate dining room with stairs to the first floor which in our opinion could possibly be original. The kitchen affords a range of units and a rear lobby leads to a bathroom. Double glazing complements the heating. Externally there is the distinct bonus of parking to the front leading to a lawned garden. To the rear there is a well enclosed garden laid mainly to lawn. Carharrack village offers bus services, a general store and a chinese take-away.

#### ENTRANCE PORCH

5'8" x 4'11" (1.73m x 1.52m)

Of generous proportions having upvc double glazed windows and a door. Door to:

#### LOUNGE

14'0" x 12'0" (4.29m x 3.67m)

Focusing on a granite and brick fire surround with an inset wood burner and back boiler which runs the heating and hot water. There is a tiled hearth and two alcoves with shelving. Open joist ceiling and a window seat.

#### DINING ROOM

12'9" x 11'11" (3.90m x 3.64m)

Stairs to the first floor, a pine floor, double glazed stable door to the rear and a radiator.

#### KITCHEN

4'10" x 10'2" (1.48m x 3.11m)

One and a half bowl stainless steel sink unit, working surfaces with splash backs and a tiled floor. Space for white goods and a radiator.

#### REAR LAUNDRY AREA

7'8" x 2'6" (2.36m x 0.78m)

Space for white goods and shelving.

#### BATHROOM

7'3" x 5'3" (2.22m x 1.61m)

Pine panelled bath with a tiled surround, an electric shower (installed in 2024), a curtain and rail. Pedestal basin with a splash back and a low level wc. Radiator and a tiled floor.

#### FIRST FLOOR

##### BEDROOM 1

13'8" x 12'8" (4.17m x 3.87m)

Access to a part boarded loft space. Radiator.

##### BEDROOM 2

12'5" x 7'5" (3.80m x 2.28m)

Airing cupboard housing a hot water cylinder. Radiator.

#### OUTSIDE

To the front a hard standing provides parking for at least one vehicle and a gate leads to a lawned front garden. To the rear there is a raised lawned garden being generally well enclosed with a patio area.

#### 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 then into Albion Row where the property will be found on the left hand side opposite the play park.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

#### SERVICES

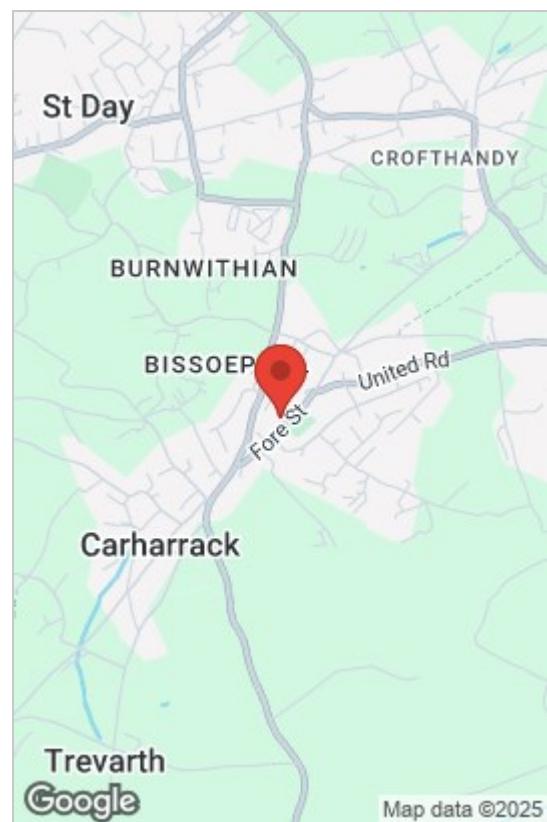
Mains drainage, mains water, mains electricity and a wood burner.

Broadband highest available download speeds - Standard 12 Mbps, Superfast 80 Mbps (sourced from Ofcom).

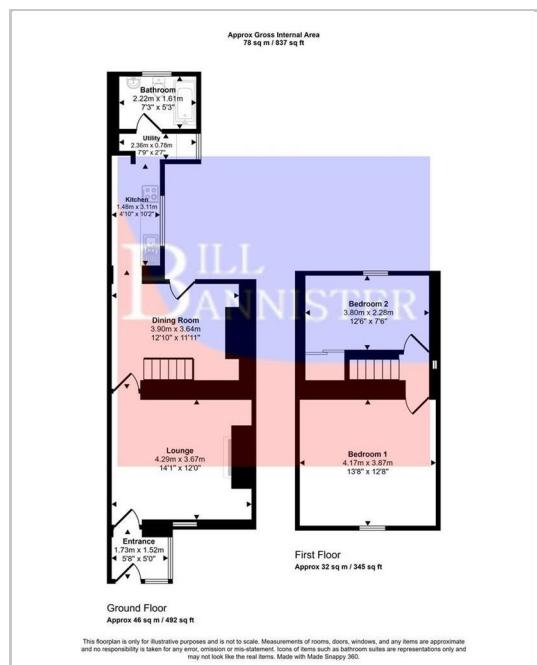
#### Mobile signal -

EE - Indoor None & Outdoor Good, Three - Indoor None & Outdoor Variable, O2 - Indoor None & Outdoor Variable, Vodafone - Indoor None & Outdoor Good (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

