



Redruth

Asking Price £189,950

- Semi-Detached Three Bedroom House
- Lounge, Dining Area and Kitchen
- Downstairs Cloakroom and First Floor Bathroom
- Front and Rear Gardens
- Driveway Parking
- Gas Central Heating
- EPC Rating D66



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Martin Close, Redruth, TR15 2HL

Price £189,950 Freehold

THE PROPERTY

Millerson Redruth are delighted to be offering for sale this semi-detached, three bedroom property located within a popular residential area of Redruth. The property briefly comprises an entrance vestibule with downstairs cloakroom, entrance hallway, lounge with separate dining area, kitchen, utility area, three first floor bedrooms and a bathroom. The property benefits from being double glazed and warmed by gas central heating, driveway parking and front and rear gardens. As the vendors' sole selling agent, we strongly advise an internal viewing to appreciate the accommodation that is available.

ACCOMMODATION

(All dimensions are approximate)

COVERED PORCH

Storage cupboards, one housing the meters.

Front door leading into:-

ENTRANCE VESTIBULE

Further door leading into hallway and a further door into:-

CLOAKROOM

Obscured window to front aspect. Close coupled w.c. and wash hand basin with tiled splashback.

HALLWAY

Stairs leading to the first floor accommodation with a very useful understairs storage area. There is a good size built-in cupboard with shelving. Radiator. Door leading to kitchen and:-

LOUNGE

4.06m x 3.45m (13'4" x 11'4")
Double glazed window to front aspect.
Radiator. Archway leading through to:-

DINING AREA

2.95m x 2.72m (9'8" x 8'11")
Double glazed window to rear aspect.
Radiator. Serving hatch into kitchen.

KITCHEN

3.5m x 2.7m (11'6" x 8'10")
Double glazed window top rear aspect. The kitchen offers a range of matching wall and base units and drawers. A worktop surface incorporates a one and a half bowl single drainer, sink unit with a tiled splashback. Space for cooker. Radiator. Arch through to:-

UTILITY AREA

1.63m x 1.27m (5'4" x 4'2")
Double glazed window to rear and a door leading to rear garden. Wall mounted boiler. Space for washing machine.

FIRST FLOOR LANDING

Loft hatch. A lovely size built-in, walk in cupboard with shelving. Doors leading off to:-

BEDROOM ONE

3.45m x 3.2m (11'4" x 10'6")
Double glazed window to front aspect.
Radiator. Built-in wardrobe.

BEDROOM TWO

3.45m x 2.92m (11'4" x 9'7")
Double glazed window to rear aspect.
Radiator. Built-in wardrobe.

BEDROOM THREE

3m x 2.16m (9'10" x 7'1")
Double glazed window to front aspect.
Radiator. Built-in cupboard.

BATHROOM

Obscured window to rear aspect. The bathroom currently comprises of a panelled bath with an electric shower over, close coupled w.c. and pedestal wash hand basin. Radiator. Built-in cupboard.

OUTSIDE

To the front of the property there is a section of lawn and a flower bed. There is driveway parking with a side path leading around to the rear garden. The rear garden is again, mainly laid to lawn with a paved seating area.

DIRECTIONS

From our office in Redruth, proceed under the bridge into Bond Street where you will need to turn left into Heaton Terrace. Continue to the junction at the top of the road and proceed straight ahead up onto Raymond Road. Continue towards the top of Raymond Road and the development will be found on the left-hand side. Turn into Graham Road and take the second right-hand turning into Martin Close where the property will be found on the right-hand side, identified by a Millerson for sale board.

SERVICES

Mains Electricity, Mains Gas, Mains Metered Water and Mains Drainage. (However, we have not verified connection.)

VIEWING

Strictly through the vendors agents, Redruth Office, Alma Place, Redruth, Cornwall, TR15 2AT.

Tel: **01209 216367**.

Web: **www.millerson.com**

and **www.rightmove.co.uk**

Email: **redruth@millerson.com**

REF: RED160284

Energy Efficiency Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



To arrange a viewing please contact
Millerson
Tel: **01209 216367**
Email: **redruth@millerson.com**

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Partners: G C Miller FRICS, H M Miller, J C Miller & J S Hellings