











# 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

Valuing People & Property



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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 The kitchen offers a range of matching popular residential area of Redruth. The wall and base units and drawers. A property briefly comprises an entrance vestibule with downstairs cloakroom, entrance hallway, lounge with separate tiled splashback. Space for cooker. dining area, kitchen, utility area, three first floor bedrooms and a bathroom.

The property benefits from being double UTILITY AREA glazed and warmed by gas central heating, driveway parking and front and Double glazed window to rear and a 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 3.45m x 2.92m (11'4" x 9'7") further door into:-

#### **CLOAKROOM**

Obscured window to front aspect. Close BEDROOM THREE coupled w.c. and wash hand basin with 3m x 2.16m (9'10" x 7'1") 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.

3.5m x 2.7m (11'6" x 8'10")

Double glazed window top rear aspect. a half bowl single drainer, sink unit with a with a paved seating area. Radiator. Arch through to:-

1.63m x 1.27m (5'4" x 4'2") 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**

Double glazed window to rear aspect. Radiator. Built-in wardrobe.

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 worktop surface incorporates a one and rear garden is again, mainly laid to lawn

#### **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**

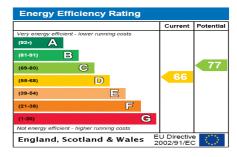
Strictly through the vendors agents, Redruth Office, Alma Place, Redruth, Cornwall, TR15 2AT.

Tel: 01209 216367.

Web: www.millerson.com and www.rightmove.co.uk Email: redruth@millerson.com

**REF: RED160284** 

**Energy Efficiency** Report





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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