

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

Offers Over £170,000

Raymond Road, Redruth, TR15 2HF



- CASH PURCHASE ONLY!
- THREE BEDROOMS
- TWO RECEPTION ROOM
- POPULAR RESIDENTIAL ROAD
- GARDEN TO REAR
- SOME REFURBISHMENT REQUIRED
- DOUBLE GLAZED
- PARTIAL GAS CENTRAL HEATING

A Three Bedroom, Two Reception Room mid terraced home set in a popular residential road on the outskirts on the town but within easy reach of local schools, shopping facilities and transport links. The property is double glazed and has partial gas central heating. There is potential to create off road parking to the rear in the good sized rear garden. The property will require some degree of refurbishment/renovation but would make an ideal family home or investment property. The accommodation comprises of:- Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Ground Floor Bathroom/WC and to the first floor Two Double Bedrooms and a Single Bedroom. The property is only suitable for Cash Purchasers due to an adverse mining report (available on request). EPC: D.



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Approached via a gated pathway leading to a part double glazed front door opening into:-

ENTRANCE VESTIBULE

Mosaic tiled floor and a single glazed door opening to:-

ENTRANCE HALL

There are door to all ground floor rooms, stairs rising to the first floor with built in storage beneath, further storage cupboard housing the gas combi boiler, mosaic tiled floor.

LOUNGE

14'9" x 12'4" (4.50m x 3.76m)

A generous reception room with a feature fireplace with tiled surround that could be re-instated as an open fire, a double glazed bay window to the front radiator, TV aerial point, textured ceiling and period picture rail.

DINING ROOM

12'10" x 10'7" (3.91m x 3.23m)

A useful sized second reception room with a double glazed window overlooking the rear garden, feature fireplace with inset gas fire and built in cupboards to each side. Radiator.

KITCHEN/BREAKFAST ROOM

15'7" x 9'10" (4.75m x 3.00m)

A well-proportioned room with ample room for a dining table. The kitchen comprises of a range of eye level and base units with work surface over, inset single bowl stainless steel sink with side drainer, space for a free standing gas cooker with extractor over, space for a washing machine, space for an upright fridge freezer, double glazed window to the side, double glazed window to the rear overlooking the rear garden, radiator, door to opening to the rear garden.

BATHROOM/WC

7'8" x 6'7" (2.34m x 2.01m)

A coloured suite comprising of a panel bath with mixer tap shower over, close coupled WC, pedestal mounted wash hand basin, double glazed window to the side and a radiator

FIRST FLOOR

LANDING

There is a window overlooking the rear garden, doors to all bedrooms and a loft access hatch.

BEDROOM ONE

11'5" x 10'10" (3.48m x 3.30m)

A double bedroom with a double glazed window overlooking the rear garden.

BEDROOM TWO

12'5" x 9'7" (3.78m x 2.92m)

A good sized second double bedroom with a double glazed window to the front.

BEDROOM THREE

10'6" x 6'8" (3.20m x 2.03m)

A useful single bedroom with a double glazed window to the front.

OUTSIDE

FRONT GARDEN

There is a small paved area bounded by walling setting the property back from the pavement with gated pedestrian access.

REAR GARDEN

A good sized rear garden, mostly laid to lawn with some shrub planting, bounded by walling with a rear pedestrian access gate. There is potential to create off road parking for several vehicles as there is a rear access lane.

SIDE GARDEN

There is an area to the side of the property which has been laid to concrete for ease of maintenance that provides a seating area and storage area.

AGENTS NOTE

This property is available to Cash Purchasers only as there is an adverse mining report copies of which are available on request.

ENERGY EFFICIENCY RATING

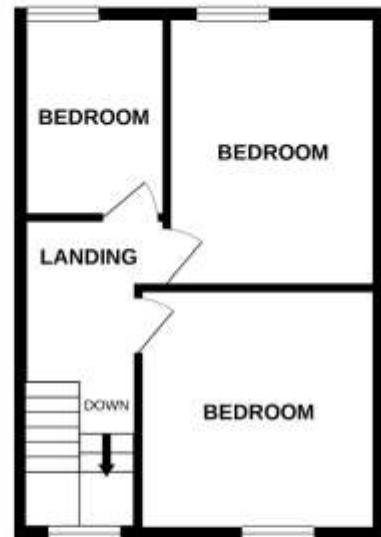
This property has been rated as D (68) with a potential rating of B (84)



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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