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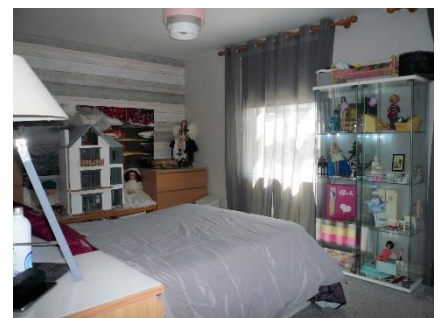
£210,000

Prisk Cottages, Treruffe Hill, Redruth, TR15 2PS



- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- LOUNGE/DINER
- OFF STREET PARKING
- IMMACULATE PRESENTATION
- NO ONWARD CHAIN
- CLOSE TO TOWN AND TRANSPORT
- IDEAL FTB/INVEST/RETIREMENT

An immaculately presented Two Double Bedroom modern house set in a quiet location but close to the town and transport links. The property is offered for sale with no onward chain and would suit a range of potential purchasers including First Time Buyers and Investment Buyers. The property is warmed by gas central heating and is double glazed. There is allocated off road parking for one vehicle. There is a delightful garden to the front with a decked seating area and further low maintenance planting area. The accommodation briefly comprises of: - Entrance Hall, Cloakroom/WC, Lounge/Diner, newly refurbished Kitchen and to the first floor, Two Double Bedrooms and a newly refurbished Shower Room/WC. This property should receive your earliest attention to view to avoid disappointment as demand is expected to be high. EPC: C.



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Approached via a path leading to a decked area with a glazed front door opening into:-

ENTRANCE HALL

There are doors to the Cloakroom/WC and the Lounge/Diner.

CLOAKROOM/WC

There is a close coupled WC with wash hand basin cistern, plumbing and drainage for a washing machine and an extractor.

LOUNGE/DINER

19'7"MAX x 17'6"MAX (5.97m x 5.33m)

A well-proportioned living area with double glazed patio doors opening to the decked area, stairs rising to the first floor with study area beneath, coved ceiling, Two Aerial point, Two telephone points, radiator and a double glazed window to the rear. Door to:-

KITCHEN

8'1" x 8'1" (2.46m x 2.46m)

Newly refurbished and comprising of a range of eye level and base units, including pull out larder, with work surface over, tiles splashbacks, inset single bowl stainless steel sink with side drainer, built in electric oven with inset gas hob over, extractor hood, integrated dishwasher, integrated fridge/freezer and a double glazed window to the rear.

FIRST FLOOR

LANDING

There are doors to both bedrooms and the Shower Room/WC. Loft access hatch.

BEDROOM ONE

14'2" x 10'2" (4.32m x 3.10m)

A generous master bedroom with built in wardrobe cupboards, radiator and two double glazed windows to the rear.

BEDROOM TWO

9'10" x 9'0" (3.00m x 2.74m)

A useful second double bedroom with a double glazed window to the front and radiator.

SHOWER ROOM/WC

Newly refurbished and comprising of a double width tiled shower cubicle with thermostatic shower over and glass enclosure., close coupled WC, wash hand basin set in a vanity unit, extractor and a double glazed window to the rear.

OUTSIDE

FRONT GARDEN

There is a decked area with retractable sun awning over, gravelled planting area and a further gravelled area with timber storage shed.

OFF ROAD PARKING

There is allocated parking for one vehicle.

AGENTS NOTE

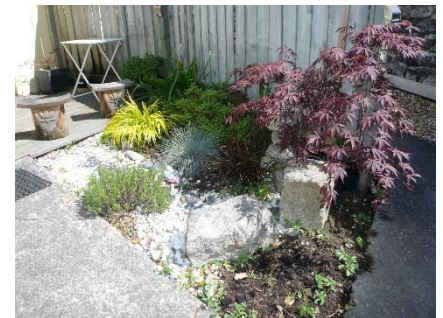
The furniture is available to purchase by separate negotiation.

It should be noted that the parking area and roadway are maintained by the residents on a shared basis as required.

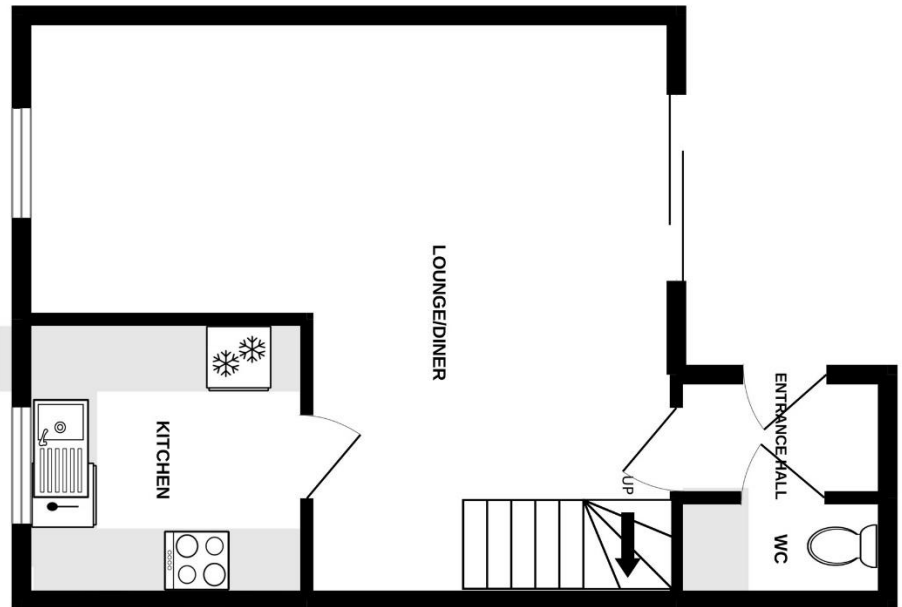
Council Tax Band: - A.

ENERGY EFFICIENCY RATING

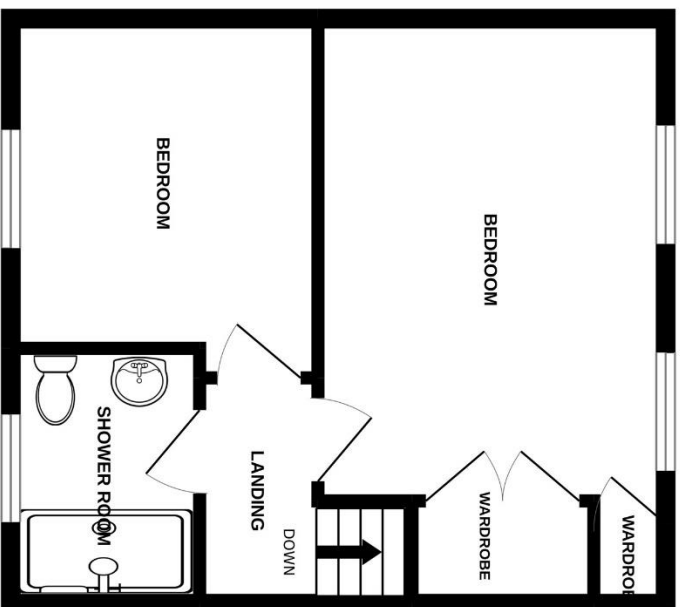
This property has been rated as C (76) with a potential rating of B (90).



GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq. ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an indication only and should not be relied upon for any legal or financial purpose. The omission or mis-statement of any detail 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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