

ferguson young

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£225,000

Bellevue, Redruth, TR15 1LF



- THREE BEDROOMS
- REQUIRES REFURBISHMENT
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- FIRST FLOOR BATHROOM
- NO ONWARD CHAIN

A Three Bedroom family home set in a popular quiet residential road yet within easy reach of the town, schools and local amenities. The property requires some refurbishment to most areas but is well proportioned with an enclosed garden to the rear. The property is double glazed and warmed by gas central heating. The accommodation comprises of :- Entrance Vestibule, Entrance Hall, Lounge, Dining room, Kitchen, Utility Room, Downstairs Cloakroom/WC and to the first floor there are Two Double Bedrooms, One Single Bedroom and a Bathroom/WC. The property is offered for sale with no onward chain. An early viewing appointment is recommended as demand is expected to be high for a property in this area. EPC: D.



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Approached via a path leading to a UPVC front door opening into:-

ENTRANCE VESTIBULE

There is a built in cupboard housing the electricity meter and a glazed door opening to:-

ENTRANCE HALL

There are doors to the Lounge, Dining Room, Kitchen and stairs rising to the first floor with built in cupboards below and a radiator.

LOUNGE

14'2" INTO BAY x 13'1" (4.32m x 3.99m)

A well-proportioned room with a double glazed bay window to the front, radiator, TV aerial point and wall mounted living flame gas fire.

DINING ROOM

12'1" x 10'3" (3.68m x 3.12m)

A good sized second reception room with a window to the utility room, radiator and two built in storage cupboards.

KITCHEN

10'1" x 8'3" (3.07m x 2.51m)

There is a range of eyelevel and base units with work surface over, inset single bowl stainless steel sink with side drainer, space for an electric cooker, plumbing and space for a washing machine, radiator and a double glazed window overlooking the rear garden. Door to:-

UTILITY ROOM

8'11" x 7'2" (2.72m x 2.18m)

There is space for an upright fridge freezer, further utility space, built in cupboard and a door to:-

REAR LOBBY

There is a upvc double glazed door opening to the rear garden and a door to:-

CLOAKROOM/WC

There is a close coupled WC, wash hand basin and a double glazed window to the rear.

FIRST FLOOR

LANDING

A split level landing with doors to all bedrooms and the Bathroom/WC, loft access hatch, airing cupboard, boiler cupboard, further storage cupboard and a radiator.

BEDROOM ONE

11'9" x 10'5" (3.58m x 3.18m)

A well-proportioned master bedroom with a double glazed window to the front and radiator.

BEDROOM TWO

12'6" x 10'0" (3.81m x 3.05m)

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

BEDROOM THREE

8'6" x 7'1" (2.59m x 2.16m)

A good sized single bedroom with a double glazed window to the front and radiator.

BATHROOM/WC

A modern suite comprising of a panel bath with thermostatic shower over, low level flush WC, pedestal mounted wash hand basin, radiator, built in cupboard and a double glazed window to the rear.

OUTSIDE

FRONT GARDEN

Setting the property back from the pavement and bounded by walling with some shrub and flower planting.

REAR GARDEN

Bounded by walling with a rear pedestrian access gate, mostly laid to lawn with some tree and shrub planting. Timber shed.

ENERGY EFFICIENCY RATING

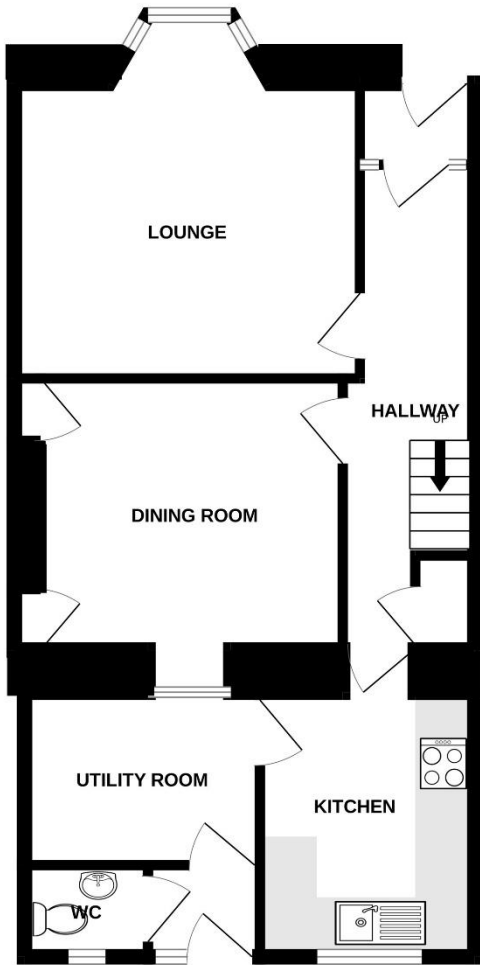
This property has been rated as D (67) with a potential rating of B (84).

AGENTS NOTE

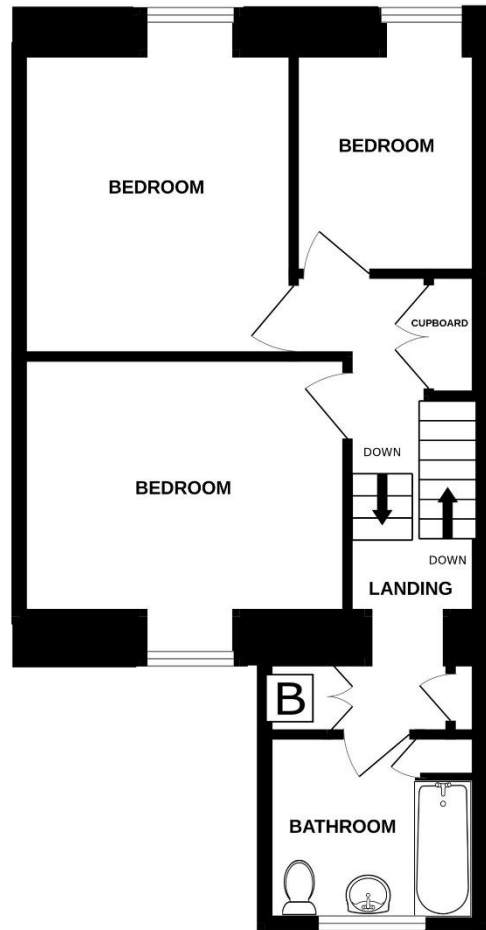
This property has been rated as Council Tax Band B.



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 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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