

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£280,000 FREEHOLD

Close Hill, Redruth, TR15 1EW



- TWO DOUBLE BEDROOMS
- PARKING FOR MULTIPLE VEHICLES
- GAS CENTRAL HEATING
- BEAUTIFUL PRESENTATION
- RECENTLY UPGRADED BATHROOM
- KITCHEN/DINER
- GENEROUS GARDENS
- COUNCIL TAX BAND A

We are pleased to offer this beautifully presented Two Bedroom Detached Bungalow conveniently situated on the outskirts of the town but within easy reach of shopping facilities and amenities. There is off road parking for multiple vehicles and a good sized enclosed rear garden. The property is warmed by gas central heating (recent new boiler) and is double glazed. The accommodation comprises of: - Entrance Hall, Lounge, Kitchen/Diner, Hobby Room, Two Double Bedrooms and a recently upgraded Bathroom/WC with separate Shower Enclosure. This property must be viewed to be fully appreciated. Council Tax Band A. EPC: D.



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Approached via a gravelled driveway with steps up to a UPVC front door opening into:-

ENTRANCE HALL

There are doors to all rooms, double glazed windows the side, coved and textured ceiling, and a radiator.

LOUNGE

15'3" INTO BAY x 11'8" (4.65m x 3.56m)

A well-proportioned room with a double glazed bay window to the front, feature fireplace with pebble gas fire, TV aerial point, coved and textured ceiling and a radiator.

KITCHEN/DINING ROOM

16'4" x 11'1" (4.98m x 3.38m)

A modern kitchen comprising of a range of base and eye level units with work surface over and tiled splashbacks, inset resin one and half bowl sink with side drainer, inset gas hob with electric built in oven below and extractor over, utility area with space and plumbing for a washing machine and dishwasher, dining area with ample room for a family dining table and built in shelving, textured ceiling, double glazed window overlooking the rear garden, double glazed window to the side and a double glazed door to the rear. Radiator.

HOBBY ROOM

7'1" x 4'9" (2.16m x 1.45m)

There is a range of eye level units and base units with work surface over, radiator and a double glazed window to the rear.

MASTER BEDROOM

11'5" x 10'11" excl wardrobes (3.48m x 3.33m)

A bright, airy and generously proportioned master bedroom with fitted wardrobes to one wall, double glazed patio doors leading to the rear garden, coved and textured ceiling, and a built in cupboard housing the gas combi boiler.

BEDROOM TWO

12'7" into bay x 11'2" (3.84m x 3.40m)

A useful second double bedroom with a double glazed bay window to the front, coved and textured ceiling and a radiator.

BATHROOM/WC

11'7" x 7'0" (3.53m x 2.13m)

Recently upgraded to comprise of a Jacuzzi type bath, close coupled WC, wash hand basin set in a vanity unit, separate double width glass shower enclosure with thermostatic shower over, chrome ladder type towel radiator, double glazed window to the side and inset ceiling spot lights.

OUTSIDE

FRONT GARDEN

The front garden is mostly laid to lawn with some shrub planting and hedging offering a degree of privacy, gravelled parking area and a gravelled driveway leading to the rear of the property.

REAR GARDEN

The rear garden are is mostly laid to lawn with a raised sun terrace, outbuilding, summerhouse, patio area and gravelled are for off road parking.

OUTBUILDING

15'9" x 8'0" (4.80m x 2.44m)

Of timber and block construction with windows to the front and side.

SUMMERHOUSE

8'0" x 6'0" (2.44m x 1.83m)

Of timber construction with double opening doors and two windows.

OFF ROAD PARKING

There is gravelled off road parking for multiple vehicles to the front side and rear of the property.

AGENTS NOTE

This property has been rated as Band A for Council Tax. Good mobile signal was observed at the property. The property is currently connected to superfast broadband. The property is of concrete block construction and the sellers have a clear concrete screening test report.

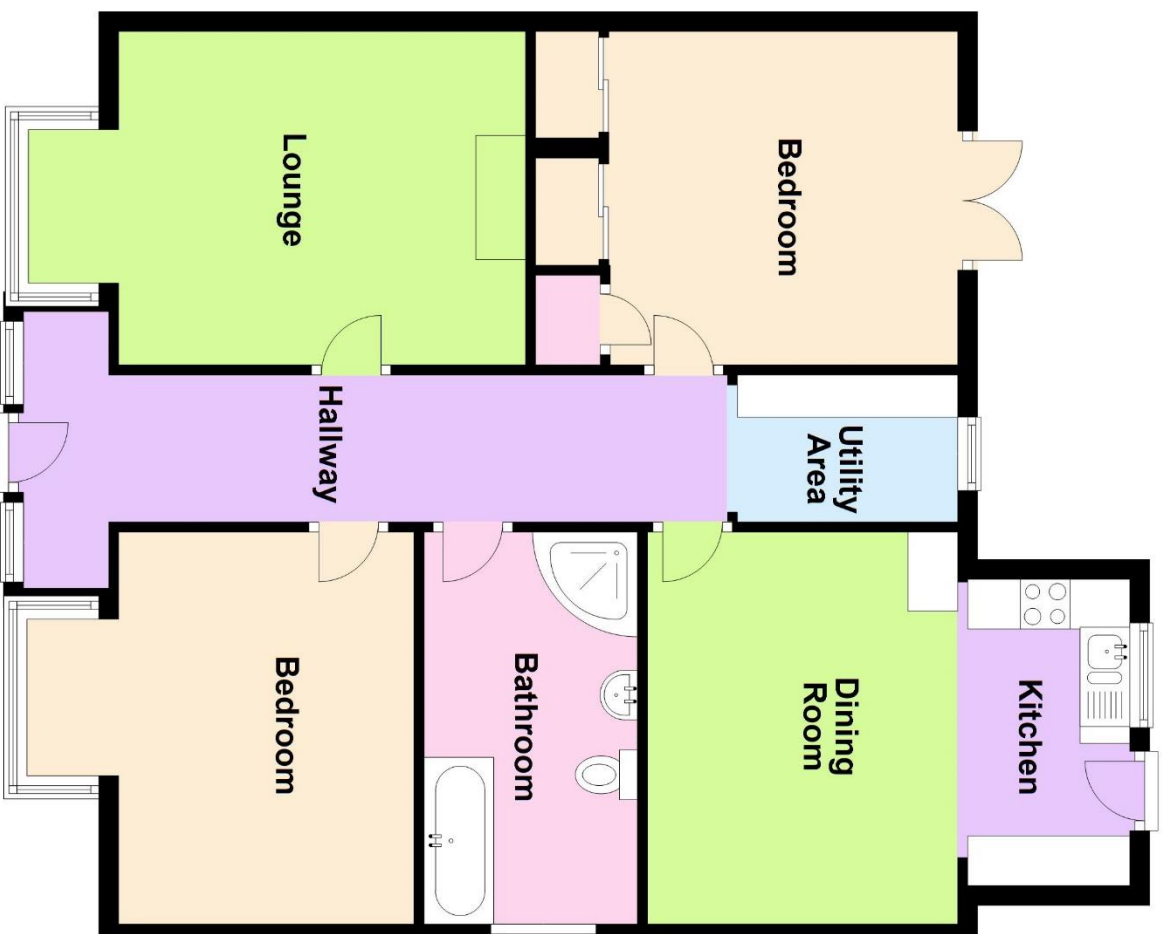
ENERGY EFFICIENCY RATING

This property has been rated as D(55) with a potential rating of B(82).



Ground Floor

Approx. 85.3 sq. metres (918.3 sq. feet)



Total area: approx. 85.3 sq. metres (918.3 sq. feet)