

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£195,000 *Freehold*
Falmouth Road, Redruth, TR15 2QW



- THREE BEDROOMS
- CLOSE TO TOWN & SCHOOLS
- GAS CENTRAL HEATING
- GARDENS FRONT AND REAR
- DOUBLE GLAZED
- FIRST FLOOR BATHROOM/WC
- DOWNSTAIRS CLOAKROOM/WC
- VACANT POSSESSION

A Three Bedroom Terrace Home in a convenient location for local schools, amenities and shopping facilities. The property is sold with immediate vacant possession and would make an ideal first time buy or but to let. There is a garden to the front and a terraced garden to the rear. The accommodation briefly comprises of: - Entrance Porch, Lounge, Kitchen, Downstairs Cloakroom and to the first floor Three Bedrooms and the Bathroom/WC. The property is warmed by gas central heating and is double glazed. EPC: D Council Tax Band A.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

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Approached via stepped and gated access with a path leading to a UPVC double glazed front door opening to:-

ENTRANCE PORCH

There are double glazed windows to both sides and a door to:-

LOUNGE

14'5" x 12'0" (4.39m x 3.66m)

A well-proportioned room with open tread stairs rising to the first floor, fireplace with built in gas fire and recess to one side, double glazed window to the front, radiator TV aerial point, telephone/broadband point and a door to:-

KITCHEN

9'5" x 9'4" (2.87m x 2.84m)

A modern kitchen comprising of a range of eye level and base units with work surface over, inset single bowl stainless steel sink, tiled splashbacks, inset gas hob with built in electric oven below and extractor over, space for an upright fridge/freezer, double glazed window to the rear, airing cupboard and a further built in cupboard housing the gas combi boiler. Door to:-

REAR HALLWAY

There us a door opening to the rear garden and a door to:-

CLOAKROOM/WC

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

FIRST FLOOR

LANDING

There are doors to all bedrooms and the Bathroom/WC.

BEDROOM ONE

11'11" x 7'10" (3.63m x 2.39m)

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

BEDROOM TWO

9'7" x 6'10" (2.92m x 2.08m)

A small double or generous single room with radiator and a double glazed window to the rear.

BEDROOM THREE

8'10"max x 6'10"max (2.69m x 2.08m)

An irregular shaped room with a built in cupboard, radiator, and loft access hatch and a double glazed window to the front.

BATHROOM/WC

A white suite comprising of a panel bath with electric shower over, close coupled WC, pedestal mounted wash hand basin, extractor, chrome ladder type radiator and a double glazed window to the rear.

OUTSIDE

FRONT GARDEN

Setting the property back from the road and could be utilised for parking subject to the necessary consents/permissions, bounded by walling and mainly laid to lawn with a gravelled area and planting are with some shrub planting.

REAR GARDEN

There is a gravelled seating area with steps leading to up to a raised lawn area which in turn leads to a further lawned area and patio area. Gated access to shared access leading to the front.

ENERGY EFFICIENCY RATING

This property has been rated as D (65) with a potential rating of B (89).

AGENTS NOTE

All mains services are connected to the property. The Council tax is Band A. All major mobile networks should be obtainable (source Ofcom). Broadband speeds of 20Mbps (standard) and 1800 Mbps (superfast) are achievable (source Ofcom). The property is of standard stone construction.

There is a shared access to the side leading to the rear garden.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.