

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£160,000

Fords Row, Redruth, TR15 1JS



- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- FIRST FLOOR BATHROOM/WC
- COUNCIL TAX BAND A EPC: D
- OFF ROAD PARKING TO REAR
- SOLAR PANEL INSTALLATION
- REQUIRES RENOVATION

A Two Double Bedroom mid-terraced cottage in Redruth town within easy reach of shopping facilities and transport links. The property requires renovation and modernisation throughout but has the benefit of a solar panel installation. The accommodation briefly comprises of: - Lounge, Kitchen/Dining Room, rear Porch and to the first floor Two Double Bedrooms and a Bathroom/WC. There is an enclosed garden to the rear and off street parking for at least one vehicle. EPC: D. Council Tax Band A.



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Single glazed wooden front door opening to:-

LOUNGE

15'2" x 10'1" (4.62m x 3.07m)

A well-proportioned lounge with open fireplace, modern night store heater, single glazed sash window to the front, telephone point and TV aerial. Opens to:-

HALLWAY

There are stairs rising to the first floor and opens to:-

KITCHEN/DINING ROOM

15'7" x 9'2" (4.75m x 2.79m)

A good sized kitchen with a range of eye level and base units, one and a half bowl stainless steel sink with side drainer, space for a washing machine, space for a free standing electric cooker, solid fuel Rayburn, single glazed window to the rear. Opens to:-

REAR PORCH

There is a double glazed window to the rear and a part glazed door opening to the rear garden,

FIRST FLOOR

LANDING

There are doors to both bedrooms, bathroom/wc, airing cupboard and a loft access hatch.

BEDROOM ONE

15'10" x 10'0" (4.83m x 3.05m)

A generous double bedroom with two wooden single glazed sash windows to the front, telephone point and an electric panel heater.

BEDROOM TWO

11'10" INTO ALCOVE x 10'8" (3.61m x 3.25m)

A good sized second double bedroom with a single glazed window to the rear and an electric panel heater.

BATHROOM/WC

Comprising of a panel bath with mixer tap shower over, close coupled WC, pedestal mounted wash hand basin, single glazed window to the rear and an extractor.

OUTSIDE

REAR GARDEN

The rear garden is enclosed by walling and is mainly laid to lawn with some shrub planting. There is a paved patio area, plastic greenhouse and gated access to the off road parking area.

OFF ROAD PARKING

There is a concrete parking area with space for at least one vehicle.

ENERGY EFFICIENCY RATING

This property has been rated as D (59) with a potential rating of C (73).

AGENTS NOTE

Mains electricity, water and drainage are present. The property is of majority standard stone construction. Council Tax Band A Coverage from all major mobile networks (Source Ofcom). Broadband Speeds of up to 7Mbps Standard and up to 1800Mbps Ultra-Fast (Source Ofcom). The property benefits from a solar panel array details of which are being sought.

