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Sales & Lettings



## 42 Chariot Road

Illogan Highway, Redruth, TR15 3LQ

**Guide price £239,950**



This updated semi detached house offers very well presented family sized accommodation and benefits from three bedrooms, two receptions, a kitchen and bathroom. It is double glazed and this is complemented by oil fired heating. Externally there is the bonus of parking to the front and a well enclosed rear garden with a block built shed.



Set back from the road and having the distinct benefit of parking facilities, this property has been the subject of updating and redecoration now providing a ready to move into family home. It has an oil fired heating system complemented by double glazing and the lounge has a focal point wooden fire surround. There are three bedrooms with one bedroom having an excellent array of wardrobes and cupboards providing plenty of storage facilities. Chariot Road gives easy access to the main Redruth/Camborne road with regular bus services and nearby shopping and garage facilities. Redruth town is within some two and a half miles as is the A30 and the north coast at Portreath is some four miles distant.

### LOUNGE

16'11" x 12'11" (5.17m x 3.94m)

Luxury vinyl flooring, two radiators, a covered fireplace and two alcoves. Door to the front and stairs to the first floor with a useful storage cupboard. Steps to:

### DINING ROOM

9'4" x 9'10" (2.85m x 3.02m)

Tiled floor, mock open joist ceiling and an airing cupboard with a radiator.

### KITCHEN

6'9" x 10'11" (2.06m x 3.35m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath. Splash backs and complementary eye level units with pelmet lights. Cooker hood, space for white goods and spot lighting.

### REAR LOBBY

Door to the rear with a cat flap.

### BATHROOM

7'11" x 7'1" (2.43m x 2.17m)

P shaped bath with a mains shower, screen and tiled walls. Pedestal basin and a wc. Mirror, shaver point, ladder radiator and an extractor.

### FIRST FLOOR

#### BEDROOM 1

9'8" x 13'6" (2.96m x 4.12m)

Window to the front, radiator and spot lighting.

#### BEDROOM 2

8'11" x 8'6" (2.73m x 2.61m)

Two double cupboards (one as a wardrobe) and a central chest of drawers with a mirror. Window to the rear and a radiator.

#### BEDROOM 3

6'9" x 10'2" (2.08m x 3.12m)

Window to the front, radiator and a built-up stairwell.

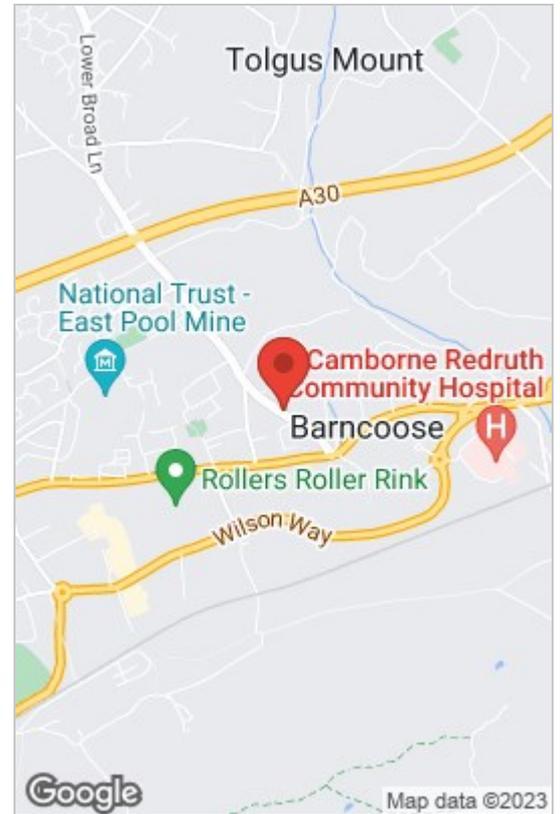
### OUTSIDE

To the front there is gravel hard standing for at least one vehicle. To the rear there is a well enclosed lawned garden, an area with a covered boiler and access to a block built shed. The present owners keep chickens and these are placed by the shed.

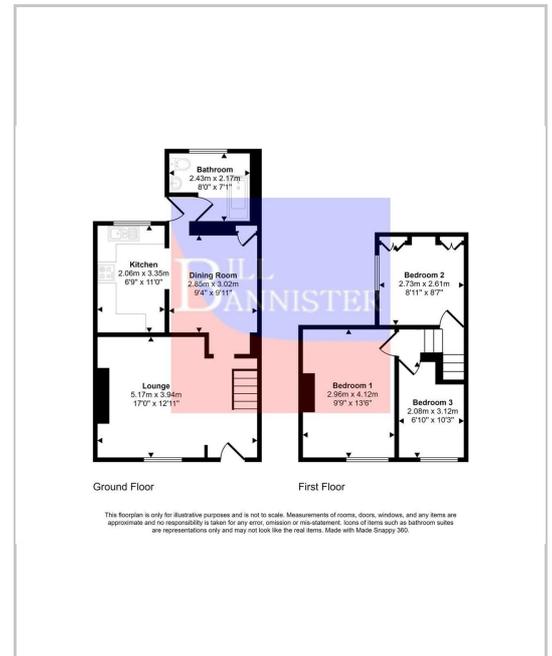
### DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Number 42 will be found on the right hand side.

## Area Map



## Floor Plans



## Energy Efficiency Graph

