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BILL BANNISTER

Sales & Lettings



1 Balmoral Terrace

Redruth, TR15 1AJ

£225,000



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Presented in very good order by the current vendors, we are very pleased to bring to market this lovely and most welcoming end of terrace two bedroomed late Victorian period property, very much enhanced by its corner plot position. Deceptively spacious, this property would make an ideal first purchase or as an investment opportunity. On entry, the generously sized hallway is fitted with replica Victorian geometric floor tiles, very much in keeping with other properties in the Redruth area. A door opens into the lounge which has a lovely six panel bay window to the front aspect. From the hallway, access is given to the open plan dining room and double L-shaped kitchen, which is particularly bright and airy due to its double aspect feature. The kitchen was added as an extension in the mid 1990's. Returning to the hallway, stairs lead to a split level half landing which benefits from natural light cascading in from the window above and onto the first floor landing, accessed by the switchback staircase. From here, access is given to the two generous double bedrooms, one positioned to the front of the property and the other to the rear. Both bedrooms are complemented by a delightfully modern and fully tiled bathroom which includes a large P-shaped bath with an electric shower over. Externally, there is a hard standing open frontage with parking for one vehicle. To the rear, the very low maintenance yet well presented garden wraps around the back and side of the property. Furthermore, there is an outbuilding with lighting and power, currently used as an outdoor utility room by the current vendors. In terms of location, the property is close to Redruth town centre and is around an eight minute walk to Redruth main line railway station, where there is also access to local bus services. There are local shops and amenities which are also within a similar distance walking wise or within a short drive. Further afield, Portreath Beach is within a fifteen minute drive, as are Tehidy Country Park and

Tehidy Golf Club. Godrevy and Gwithian beaches are just under twenty five minutes away by car. Many other local towns, beaches and attractions are also nearby and accessible including via public transport.

Upvc half obscure double glazed panel door opens to:

HALLWAY

Tiled with replica Victorian geometric floor tiles. Services cupboard, a radiator and stairs to the first floor. Open understairs storage area with a Glow Warm boiler.

LOUNGE

11'8" x 9'10" (3.56m x 3.00m)

Upvc double glazed bay window with three clear panels to the top and three glazed panels to the bottom with privacy film. Coal effect gas fire recessed on a tiled hearth and surround with a wooden fireplace. Radiator.

OPEN PLAN KITCHEN/DINER

DINING AREA

10'9" x 10'2" (3.29m x 3.10m)

Radiator and a built-in shelved bookcase. Space for a large fridge/freezer and open access to:

KITCHEN AREA

11'8" x 7'3" (3.56m x 2.22m)

A dual aspect room with a range of eye level cupboards and base level storage cupboards and drawers. Roll edge work surfaces and a single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Further upvc double glazed window overlooking the side garden and aspect. Space for a gas cooker plus space and plumbing for a dishwasher. Metro tiled splash backs and a radiator. Upvc door with two obscure double glazed panels leads out to the rear garden. Spot lighting.

FIRST FLOOR

HALF LANDING

Upvc double glazed window overlooking the rear garden and aspect.

LANDING

Loft access hatch and a radiator.

BEDROOM 1

10'0" x 11'3" (3.06m x 3.45m)

Upvc double glazed window with one clear panel and one glazed panel with privacy film overlooking the front aspect.

BEDROOM 2

11'8" x 9'4" (3.56m x 2.85m)

Upvc double glazed window with one clear glazed panel and one glazed panel with privacy film overlooking the rear garden and aspect. Radiator.

FAMILY BATHROOM

6'2" x 8'3" (1.89m x 2.52m)

Fully tiled with a low level wc and a wash hand basin with a tiled splash back. P shaped bath with a Mira Sport electric shower over and a glass shower screen. Upvc obscure double glazed window to the front aspect.



OUTSIDE

To the front there is an open hard standing providing parking for one vehicle with steps to the front door and an external light. A door from the kitchen leads out to the rear courtyard garden which runs to the back and side of the property. There is a low maintenance slabbed patio with a slate feature and a raised planting feature. A gate accesses the rear access road. OUTDOOR UTILITY 2.08m x 1.47m (6'10 x 4'10) with space and plumbing for a washing machine, space for a tumble dryer, a upvc door and a upvc double glazed window overlooking the rear garden.

AGENTS NOTE

TENURE: Freehold.

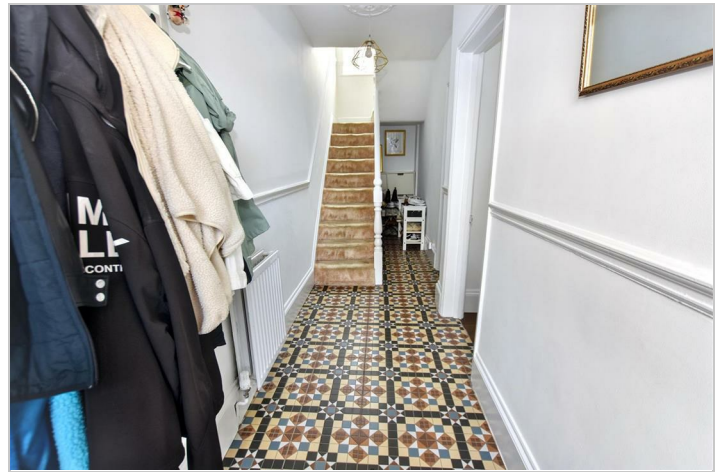
COUNCIL TAX BAND: A.

SERVICES

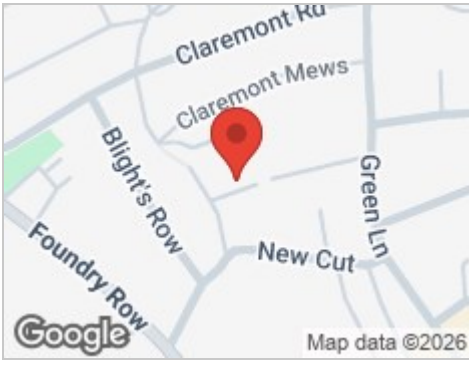
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor, Three Good outdoor & variable indoor, O2 Good outdoor, Vodafone Good outdoor (sourced from Ofcom).



Road Map



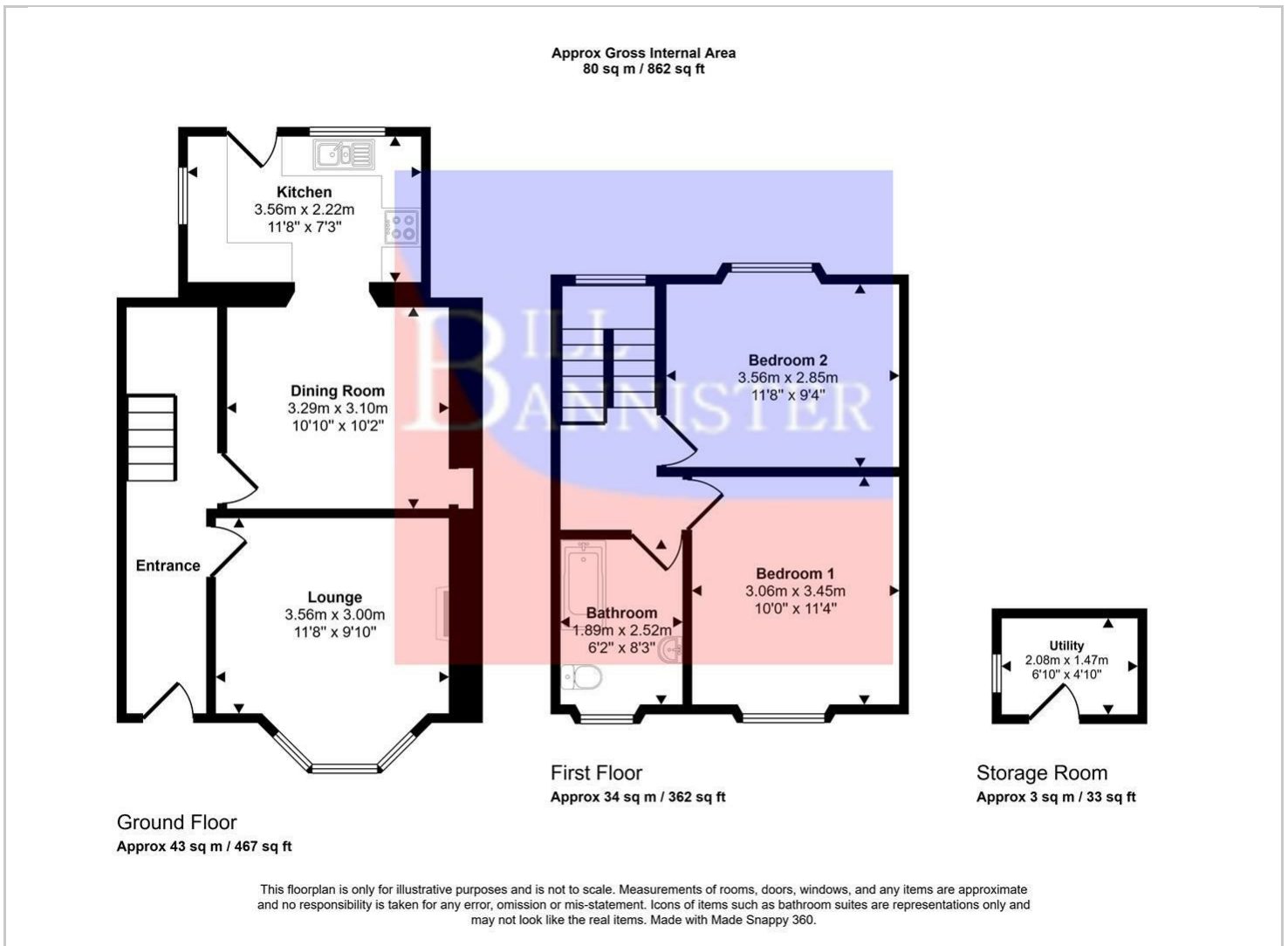
Hybrid Map



Terrain Map



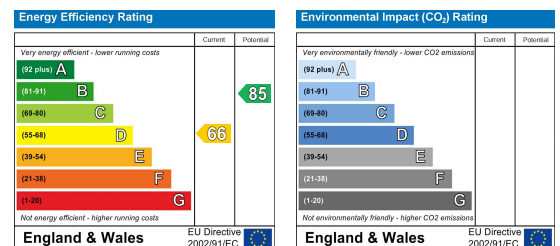
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.