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BILL BANNISTER
Sales & Lettings



8 South Albany Road

Redruth, TR15 2PE

Guide Price £185,000

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Situated in this ever popular residential location, this terraced house offers three bedroomed accommodation plus the benefit of two reception rooms and a kitchen/breakfast room. There is a bathroom to the rear which also the gas hot water heater. To the first floor there are three bedrooms and the property is double glazed with a front bay window to the the ground floor. Externally there is an enclosed front garden together with a covered decked area at the rear leading to a low maintenance paved garden with well established borders. There is also a fish pond. The property has been in the same ownership for many years and is now offered with no onward chain. Albany Road is a favoured location giving level access to the town and passing Victoria Park. Redruth town has a good range of outlets and travelling facilities including a main line railway station and the A30 is within perhaps two miles.

ENTRANCE VESTIBULE
With a leaded light upvc door, tiled floor and wall panelling to dado height. Obscure glazed door to:

HALLWAY
Two understairs cupboards and stairs to the first floor.

LOUNGE
11'7" x 14'4" (3.55m x 4.38m)
Bay window and a dummy focal point fire surround. Small pane double doors opening to:

DINING ROOM
10'0" x 11'0" (3.07m x 3.37m)
Shelved alcoves and a gas fire. Further storage and a serving hatch to the kitchen.

KITCHEN/BREAKFAST ROOM
15'8" x 9'10",114'9" (4.78m x 3,35m)
Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath, space for white goods and incorporating an oven, hob and hood. Complementary eye level cupboards are provided and there is plenty of storage available.

REAR LOBBY
Upvc door.

BATHROOM
6'10" x 6'11" (2.10m x 2.12m)
Scalloped panelled bath with an electric shower plus a screen. Scalloped wash hand basin and a low level wc. Wall tiling and a gas water heater.

FIRST FLOOR

BEDROOM 1
9'6" x 13'9" (2.90m x 4.21m)
With a bay window to the front and a substantial range of wardrobes, cupboards and drawers.

BEDROOM 2
10'1" x 9'11" (3.08m x 3.03m)
Window to the rear.

BEDROOM 3
5'10" x 9'11" (1.79m x 3.03m)
Window to the front.

LANDING
Loft access.

HALF LANDING
Independent gas fired heater.

OUTSIDE
A pedestrian gate leads to an enclosed front garden. To the rear there is a covered decked area ideal for sitting out with shelves and a tap. Steps lead to a well enclosed, quite private and sheltered paved garden laid to patio slabs surrounded by established flower borders. There is also a water feature with an electric pump. Rear pedestrian gate.

DIRECTIONS
From our office in Redruth proceed along Penryn Street, under the viaduct into Falmouth Road and all the way up to the crossroads and traffic lights. Turn ninety degrees left in front of the former Trefusis Arms pub and at the junction turn right into Albany Road. The next turning on the right is South Albany Road.

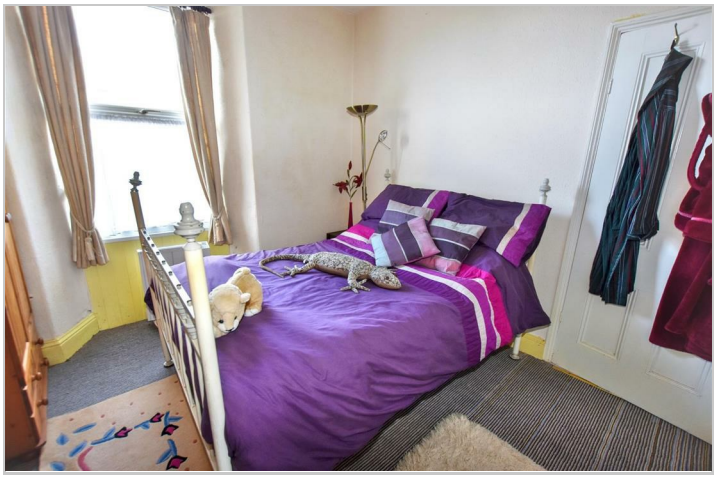
AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

Please note that this property has been the subject of remedial mining works in 2015.

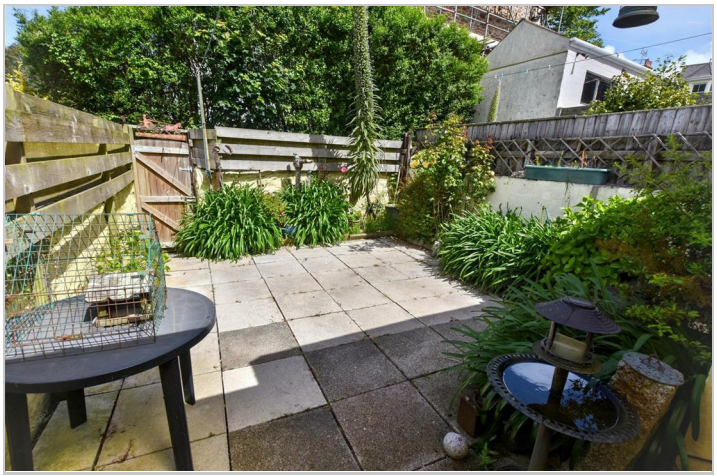
SERVICES
Mains drainage, mains water, mains electricity.

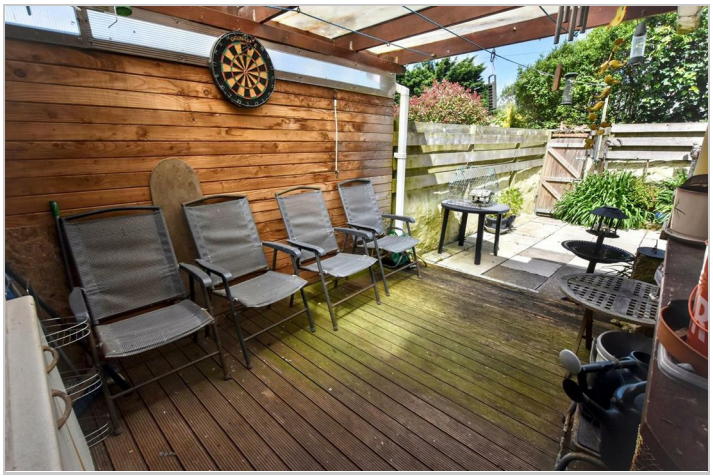
Broadband highest available download speeds - Standard 16 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









Road Map



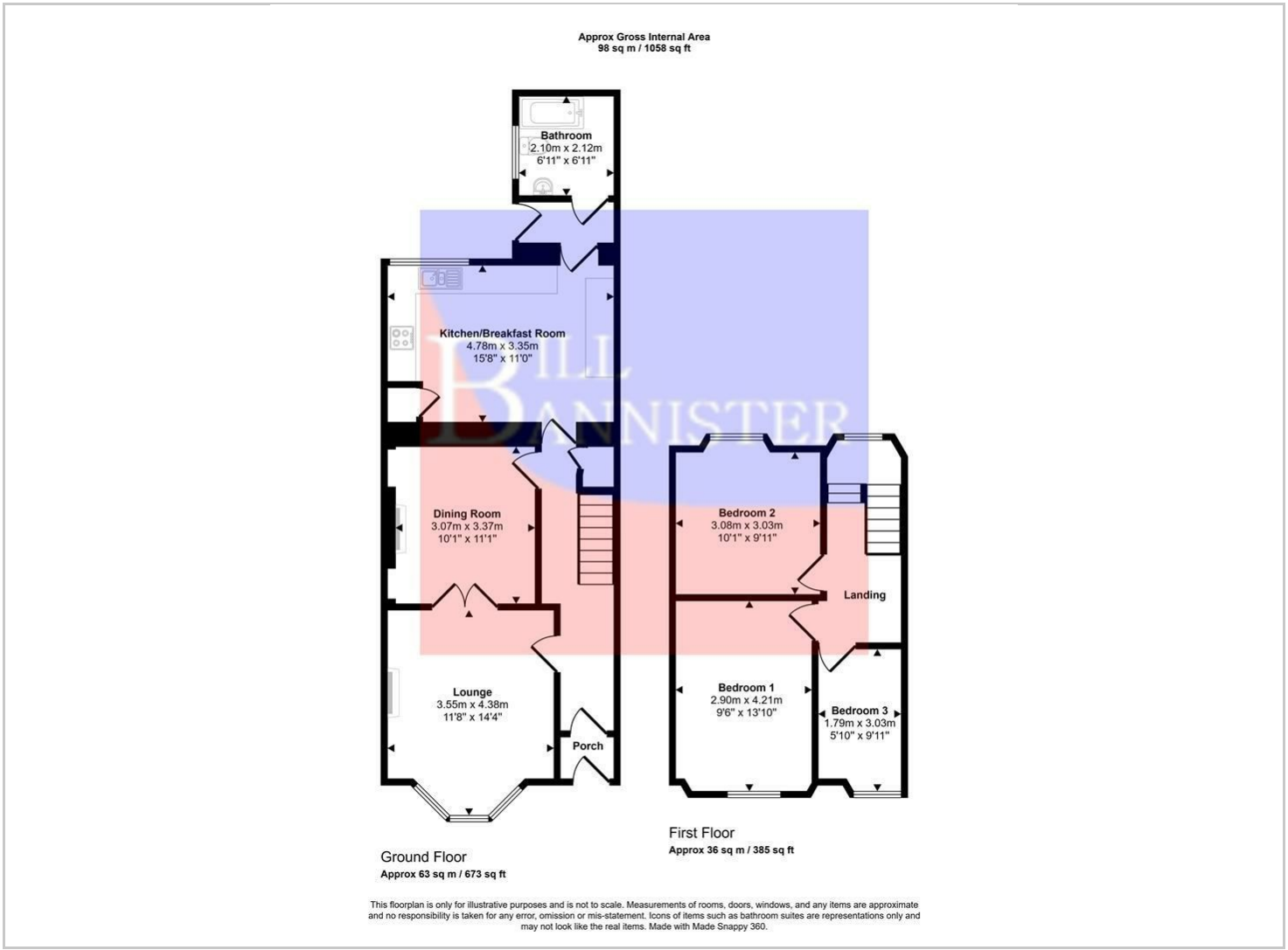
Hybrid Map



Terrain Map



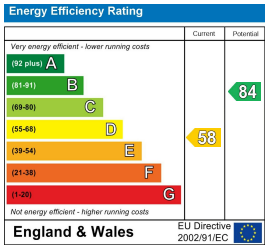
Floor Plan

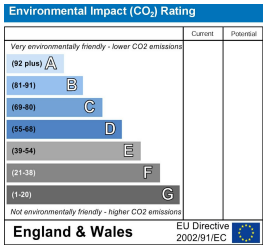


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.