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Sales & Lettings



## 12 Gilly Hill

Redruth, TR15 2RN

**£174,950**



Now in need of some updating and modernisation, this end terraced cottage would be ideal for first time buyers or perhaps investment purposes and is offered with no onward chain. There are two bedrooms plus a box room, a lounge, kitchen/diner and a first floor bathroom. The property is double glazed and this is complemented by electric night storage heaters. Externally there is a good sized enclosed rear garden.



Offered with no onward chain, this end of terrace cottage is situated in a popular residential location. To the first floor there are two bedrooms together with a box room/office and a bathroom with a separate shower. To the ground floor a small hallway leads to a generous living room with a focal raised fireplace and access to a kitchen/diner. Heating is via electric storage heaters. Externally there is quite a generous rear garden with a small outbuilding. The town is within probably half a mile and close by there are bus services and a convenience store.

#### ENTRANCE HALL

Stairs to the first floor and a slate floor.

#### LOUNGE

13'3" x 13'9" (4.05m x 4.20m)

Slate fireplace and raised hearth. Night storage heater.

#### KITCHEN/DINER

12'3" x 11'1" (3.75m x 3.39m)

Single drainer sink unit plus an array of working surfaces with cupboards and drawers beneath and splash backs. Eye level cupboards and slatted shelving beneath the stairs with a hot water cylinder. Night storage heater, two windows to the rear and external access to the side. Space for white goods.

#### FIRST FLOOR

##### BEDROOM 1

9'8" x 14'0" (2.96m x 4.28m)

Night storage heater.

##### BEDROOM 2

6'5" x 10'11" (1.96m x 3.35m)

Night storage heater.

##### BOX ROOM

6'8" x 10'5" max (2.05m x 3.18m max)

L shaped with a built-in cupboard and loft access.

#### LANDING

##### BATHROOM

5'3" x 8'1" (1.62m x 2.48m)

Twin grip panelled bath with a partially tiled surround. Separate tiled shower cubicle with a Mira electric shower, curtain and rail. Pedestal basin with a splash back and a low level wc.

#### OUTSIDE

There is a generous rectangular rear garden together with an outbuilding. Immediately to the rear there is a pedestrian right of way enjoyed by the neighbours and a side pathway between numbers 12 and 14.

#### DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. After passing Trewirgie School on the right take the second turning right into Gilly Hill and the property will be found on the left hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

Please note - the adjoining properties have a pedestrian right of way at the rear of the property.

#### SERVICES

Mains drainage, mains water, mains electricity and electric night storage heaters.

Broadband highest available download speeds - Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

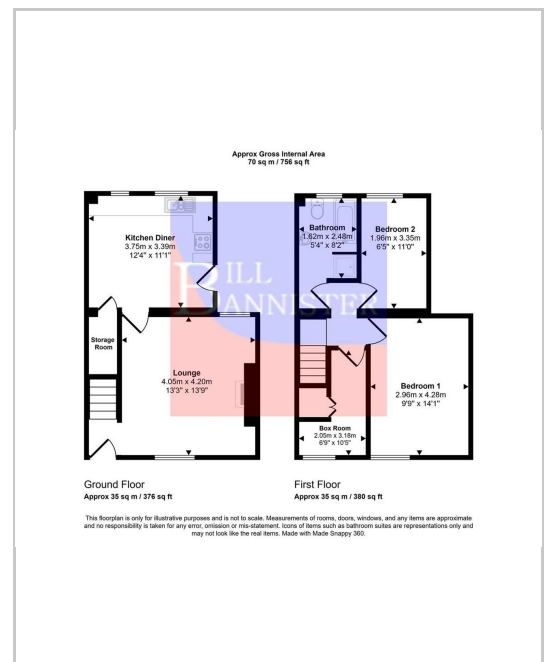
EE - Variable outdoor only, Three - Good outdoor only, O2 - Good outdoor only,

Vodafone - Variable indoor and good outdoor (sourced from Ofcom).

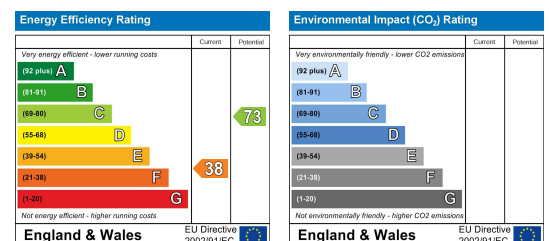
## Area Map



## Floor Plans



## Energy Efficiency Graph



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