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BILL BANNISTER
Sales & Lettings

24a Cardrew Close

Redruth, TR15 1HB

£225,000

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This presents an opportunity to purchase a brand new detached house situated in a corner plot location and offered for sale with no onward chain. The family sized living accommodation benefits from three first floor bedrooms with a family bathroom, a lounge with open access to a well fitted kitchen/diner and there is the bonus of a ground floor wc. The property is double glazed and this is complemented by gas fired heating. Externally there are low maintenance gardens and parking for one vehicle.

Situated on the outskirts of town giving easy access to the A30, this presents an opportunity purchase a new detached home which in our opinion has a good standard of finish. An inspection will reveal that there is a lounge leading through to a dining area with an island unit and a well appointed kitchen. In addition to the appliances, it also houses the gas boiler and there are French doors to the rear. The flooring to the ground is laminate and a cloakroom is provided with a wash hand basin and wc. To the first floor there are three bedrooms with the rear bedroom having a very open aspect to Carn Brea castle and monument. Two of the bedrooms having bed reading lights and the bathroom is well appointed. The property is double glazed and this is complemented by gas heating. Externally the property is well enclosed with interwoven panel fencing and there is a low maintenance area to the front with bark chippings. To the rear there is parking for at least one vehicle. Access is given to shopping facilities, bus services, the A30 and Redruth town. Offered with no onward chain.

LOUNGE
13'7" x 15'9" (4.15m x 4.82m)
Approached via a front door with an adjoining window. Stairs to the first floor with storage beneath. Radiator and open access to:

KITCHEN/DINER
13'3" x 11'4" (4.04m x 3.46m)
With an island unit housing a fridge and deep freeze. Fitted with an array of working surfaces with tiled splash backs and incorporating an single drainer stainless steel sink unit. Complementary eye level cupboards above with downlighters. Cupboard housing a Glow Worm gas combination boiler. Appliances include an oven, hob, a cooker hood and a dishwasher plus further space for white goods. Double doors to the rear garden.

CLOAKROOM
5'7" x 3'4" (1.71m x 1.04m)
Enclosed wash hand basin and low level wc. Ladder radiator, an extractor and tiled walls.

FIRST FLOOR

BEDROOM 1
7'0" x 12'9" (2.15m x 3.91m)
Window to the front, a radiator and a bed reading light.

BEDROOM 2
7'1" x 14'6" (2.17m x 4.44m)
Window to the rear with a view to Carn Brea, a radiator and a bed reading light.

BEDROOM 3
5'8" x 7'2" (1.75m x 2.20m)
Window to the front and a space saving tall radiator.

LANDING
With loft access and a radiator.

BATHROOM
5'6" x 9'1" (1.70m x 2.77m)
Fully tiled with a panelled bath having a mixer and shower attachment. Separate shower cubicle with bi-fold doors and a mains shower unit. Enclosed wash hand basin with a backlit mirror above and a low level wc. Ladder radiator and an extractor fan.

OUTSIDE
To the front there are bark chippings in a raised flower border and a side pathway leads to the rear with paving and gravel parking for at least one vehicle. The garden is enclosed by interwoven panel fencing.

DIRECTIONS
Leaving Avers roundabout take the road towards Redruth town and turn left into Cardrew Close where the property will be found at the end on the right hand side.

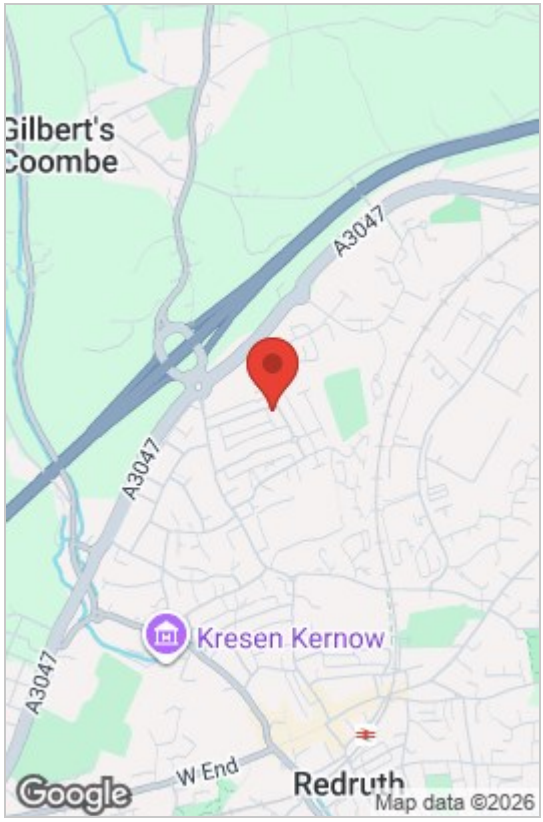
AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: TBC.

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

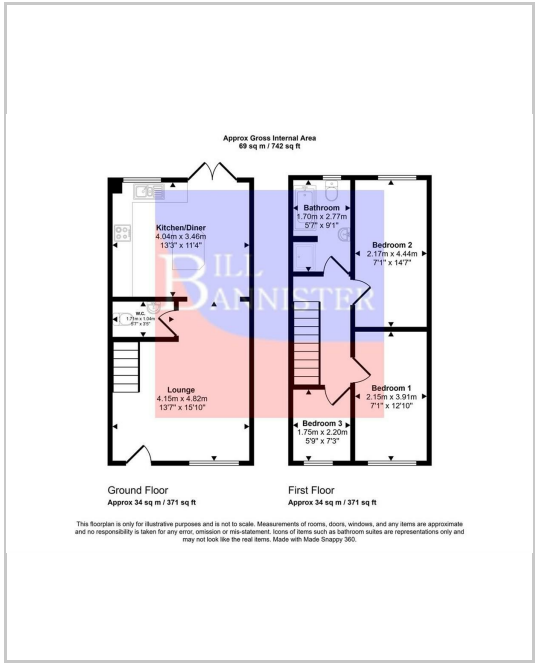
Broadband highest available download speeds - Standard 4 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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

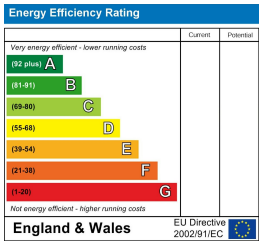
Area Map

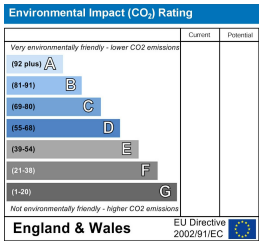


Floor Plans



Energy Efficiency Graph





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