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# BILL BANNISTER

Sales & Lettings



## 16 Albany Gardens

Redruth, TR15 2PA

**£320,000**



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This is an opportunity to acquire a detached bungalow situated in a most pleasant and popular part of the town. The accommodation offers three bedrooms with gas fired heating and double glazing. Some time ago an extension was added to the kitchen and now provides an ideal dining area or a second sitting room. Externally there is a garage, a summerhouse and a garden shed. There are well stocked gardens to both front and rear with parking available on the driveway. Redruth town centre is within approximately two thirds of a mile passing the very popular Victoria Park on the right hand side. Bus services are available in nearby Southgate Street and a mainline railway station can be found in the town itself with links to London Paddington.

## **ENTRANCE PORCH**

Leading to:

## **HALLWAY**

With a radiator.

## **LOUNGE**

**17'3" x 10'11" (5.26m x 3.35m)**

Focal point gas fire with a tiled surround. Picture window and a radiator.

## **DINING ROOM**

**8'0" x 10'10" (2.45m x 3.31m)**

With a radiator, an obscure glazed window and an open archway to:

## **KITCHEN**

**8'11" x 10'9" (2.73m x 3.29m)**

This is a very pleasant room offering ample working surfaces with cupboards and drawers beneath, tiled splash backs and complementary eye level units. Stainless steel sink unit and drainer, a gas hob, an electric double oven and a cooker hood. A breakfast bar

is provided with a radiator under. Patio doors and a window to the rear elevation looking towards the Carn.

## **BEDROOM 1**

**10'2" x 10'7" (3.10m x 3.24m)**

Fitted wardrobe and a radiator.

## **BEDROOM 2**

**9'8" x 11'2" (2.96m x 3.41m)**

With a radiator.

## **BEDROOM 3**

**6'9" x 7'8" (2.08m x 2.35m)**

With a fitted wardrobe and a radiator.

## **SHOWER ROOM**

**6'2" x 7'8" (1.90m x 2.35m)**

Rectangular shower cubicle with a mains shower. Wash hand basin and a wc. Wall tiling and a radiator.

## **UTILITY ROOM**

**8'0" x 8'0" (2.46m x 2.46m)**

Sink unit with a splash back and access to:

## **GARAGE**

**9'0" x 16'10" (2.76m x 5.14m)**

Up and over door and a window to the side.

## **OUTSIDE**

There is a lovely well established front garden with plenty of shrubbery and a lawn. A side driveway provides parking facilities for up to two vehicles. The rear garden is particularly well enclosed and has been well stocked over the years. There is a summerhouse and also a useful garden shed.

## **DIRECTIONS**

From our office in Redruth proceed through Penryn

Street, under the viaduct and all the way up Falmouth Road to the crossroads and traffic lights. Turn ninety degrees left passing the front of the former Trefusis Arms and at the junction turn right into Albany Road where Albany Gardens will be found in front of you.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

### SERVICES

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

Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1800 Mbps (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



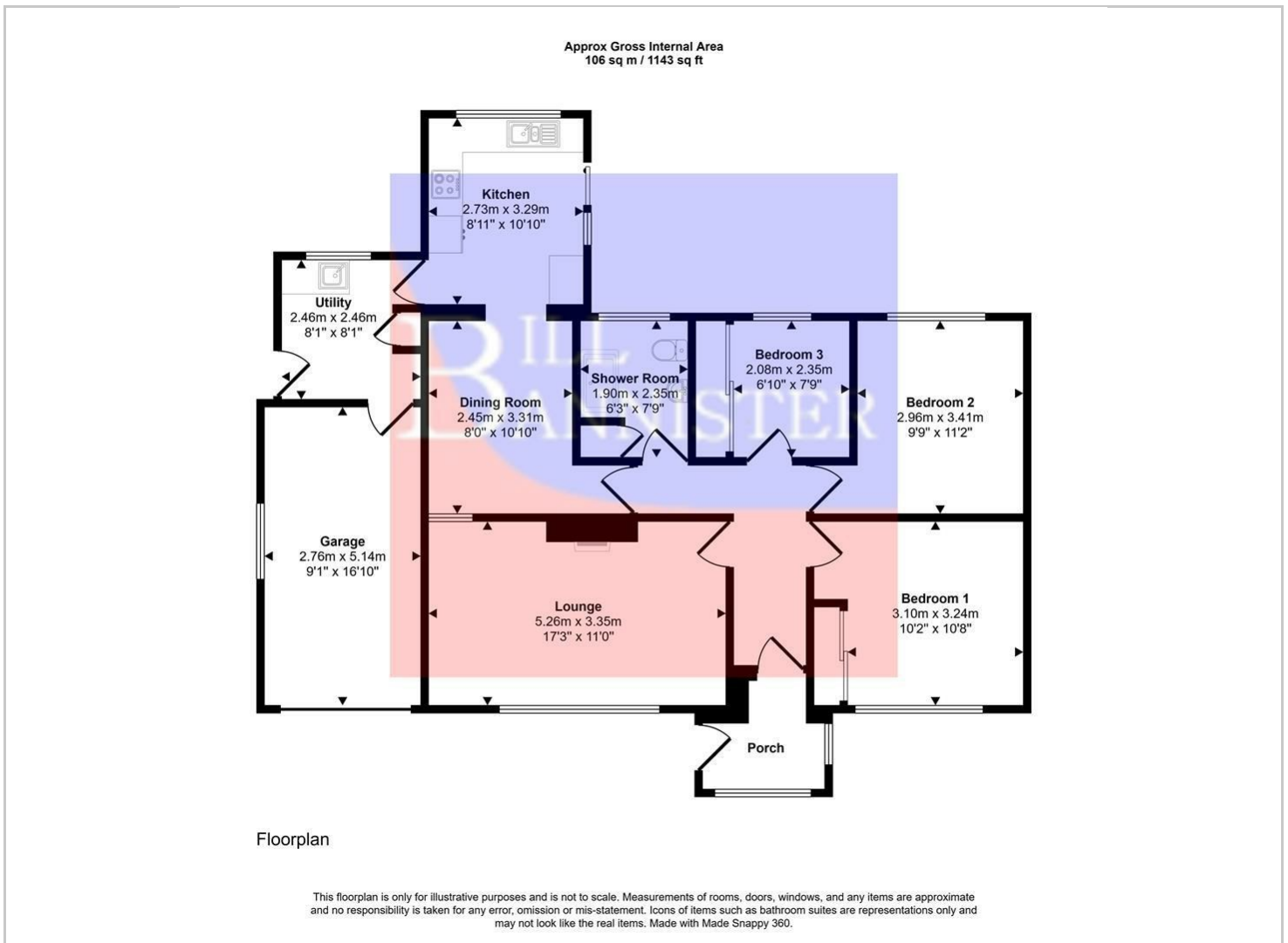
## Hybrid Map



## Terrain Map



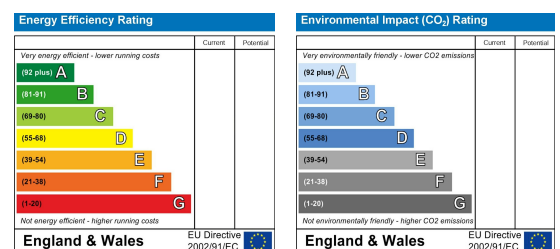
## Floor Plan



## 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



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