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# BILL BANNISTER

Sales & Lettings



## 40 Adelaide Road

Redruth, TR15 2HQ

**Guide price £250,000**



Offered for sale with no onward chain, this end terraced house has family sized accommodation and would now benefit from updating and improvement. There are three bedrooms with a first floor bathroom and shower room, two ground floor reception rooms, a kitchen and rear utility. Externally there are enclosed gardens and the bonus of a garage to the rear.



Tucked away near the end of this no-through road, number 40 is a bay windowed home now ready to be updated to your own taste and requirements. This is a favoured location overlooking Victoria Park and the bowling green with Carn Brea in the distance. To the first floor there are three bedrooms together with a shower room and bathroom. To the ground floor there is a lounge and separate dining room, a kitchen, rear utility and wc. The property has been double glazed some time ago and has electric radiators plus gas fires in each reception room. Externally there is a front garden and an area to the rear leading to a garage. The town is within approximately a third of a mile and here you will find shops and travelling facilities. Offered with no onward chain, it has the following accommodation:

ENTRANCE VESTIBULE & HALLWAY

Two understairs cupboards and an electric heater.

LOUNGE

12'2" x 11'7" (3.71m x 3.54m)

With a bay window and a fitted gas fire in a tiled surround. Electric heater.

DINING ROOM

9'10" x 11'3" (3.01m x 3.45m)

Focusing on a tiled and oak fireplace with a gas fire. Four built-in cupboards and an electric heater.

KITCHEN

8'6" x 11'10" (2.60m x 3.63m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath and complementary eye level units. Gas fire and space for white goods.

REAR UTILITY AREA

7'7" x 12'4" (2.33m x 3.76m)

Electric heater, built-in cupboard and space for white goods.

WC

With a wc and a heater.

FIRST FLOOR

BEDROOM 1

9'10" x 12'5" (3.01m x 3.80m)

Bay window with a fine outlook. Electric heater.

BEDROOM 2

10'10" x 10'9" (3.31m x 3.28m)

Rear facing with an electric heater.

BEDROOM 3

6'2" x 7'5" (1.88m x 2.27m)

With a view from the front elevation and an electric heater.

LANDING

With loft access and a built-in cupboard.

SHOWER ROOM

Electric shower, tiling, an extractor fan and an electric radiator.

BATHROOM

9'5" x 4'2" (2.89m x 1.28m)

Panelled bath with a part tiled surround, pedestal basin with a splash back and a wc. Electric radiator and an airing cupboard housing a hot water cylinder.

OUTSIDE

A gate and pathway lead to the front of the property and to the rear there are terraced gardens, lawns and an outside tap. GARAGE 4.67m x 2.93m (14'11 x 9'7).

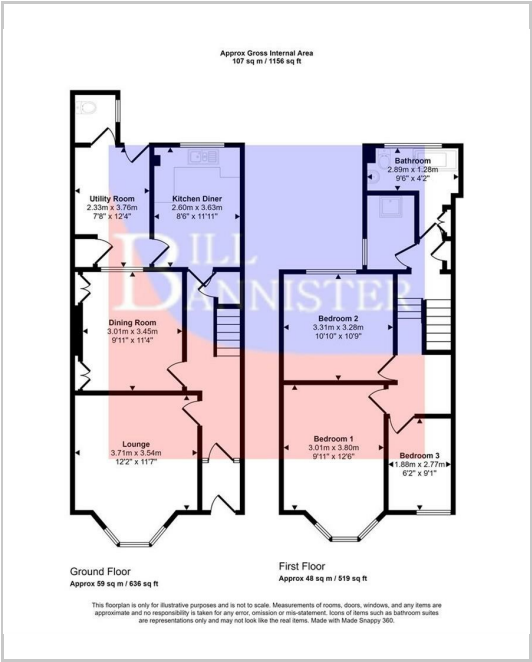
DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Take the next left into Treruffe Hill and at the junction at the top by St Andrews Church go straight ahead into Heanton Villas. At the crossroads go straight ahead again into Raymond Road. Adelaide Road will be found on the right hand side and number 40 will be found near the end identified by a For Sale board.

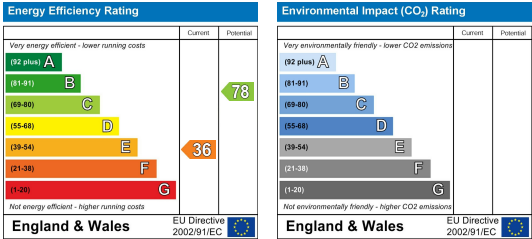
Area Map



Floor Plans



Energy Efficiency Graph



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