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# BILL BANNISTER

Sales & Lettings



## 7 Graham Road

Redruth, TR15 2HG

**£309,950**



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Situated in a pleasant elevated location, this modern semi detached house is offered with no onward chain. Originally constructed for the Royal Air Force, it has well appointed accommodation which includes gas central heating and double glazing. The ground floor has a porch and hallway with extra storage facilities plus a cloakroom. A lounge is provided together with a separate dining room approached via sliding doors which also has a serving hatch to the kitchen. The kitchen is fitted with plenty of base and eye level units and leads to a useful utility room with space for white goods and housing the gas combination boiler. To the first floor there are three bedrooms, all with storage facilities and the two front bedrooms enjoy far reaching views towards the north coast. There is a family bathroom which includes an electric shower. Externally there is a lawned front garden together with parking for one vehicle. The rear garden is well enclosed being laid to lawn with a side access. In our opinion, the property is well presented and should appeal to a variety of purchasers. It is situated on the edge of Redruth town giving access to countryside walks that will lead you to the top of Carn Marth. Shopping facilities are available in East End with a convenience store and there are also bus services. The town centre is within half a mile as are main line travel facilities.

## **ENTRANCE PORCH**

With a covered area to one side housing two stores, one being ideal for recycling and rubbish collection. Door to:

## **HALLWAY**

Laminate flooring and stairs to the first floor with storage beneath. Deep cupboard and a radiator.

## **CLOAKROOM**

Wash hand basin with a splash back and a low level wc. Radiator.

## **LOUNGE**

**10'9" x 13'0" (3.28m x 3.98m)**

Radiator and sliding doors to:

## **DINING ROOM**

**9'0" x 8'3" (2.75m x 2.53m)**

Radiator and a serving hatch to the kitchen.

## **KITCHEN**

**11'0" x 8'5" (3.36m x 2.58m)**

Single drainer stainless steel sink unit with working surfaces having cupboards and drawers beneath, space for white goods and splash backs. Complementary eye level cupboards and a cooker hood.

## **UTILITY ROOM**

Space for white goods, working surfaces and a wall mounted Worcester gas combination boiler. Door to the rear.

## **FIRST FLOOR**

### **BEDROOM 1**

**10'9" x 10'0" (3.28m x 3.06m)**

With an open curtained wardrobe, a radiator and a far reaching view.

### **BEDROOM 2**

**11'1" x 9'1" (3.38m x 2.78m)**

Fitted wardrobe, a radiator and a window to the rear.

### **BEDROOM 3**

**9'4" x 7'0" (2.86m x 2.14m)**

Fitted wardrobe, a radiator and an open view towards the coast.

## **LANDING**

A deep cupboard, a radiator and loft access to a part boarded loft.

## BATHROOM

9'4" x 5'2" (2.85m x 1.60m)

Twin grip panelled bath with a tiled surround, a Mira electric shower and a screen. Pedestal wash hand basin with a splash back and a low level wc. Ladder radiator.

## OUTSIDE

To the front there is a hard standing for one vehicle and an outside tap. There is a lawned front garden area and a pathway plus a side gate leading to a well enclosed lawned rear garden which has much potential.

## DIRECTIONS

From our office in Redruth proceed along Penryn Street, under the viaduct and take the next turning left into Treruffe Hill. At the junction proceed straight over into Heanton Terrace and straight over at the next junction into Raymond Road. Continue to the top of Raymond Road turning left into Graham Road. Bear round to the left and the property will be found on the left hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

£47 per month towards the upkeep of common areas.

## SERVICES

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

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

Mobile signal -

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



## Road Map



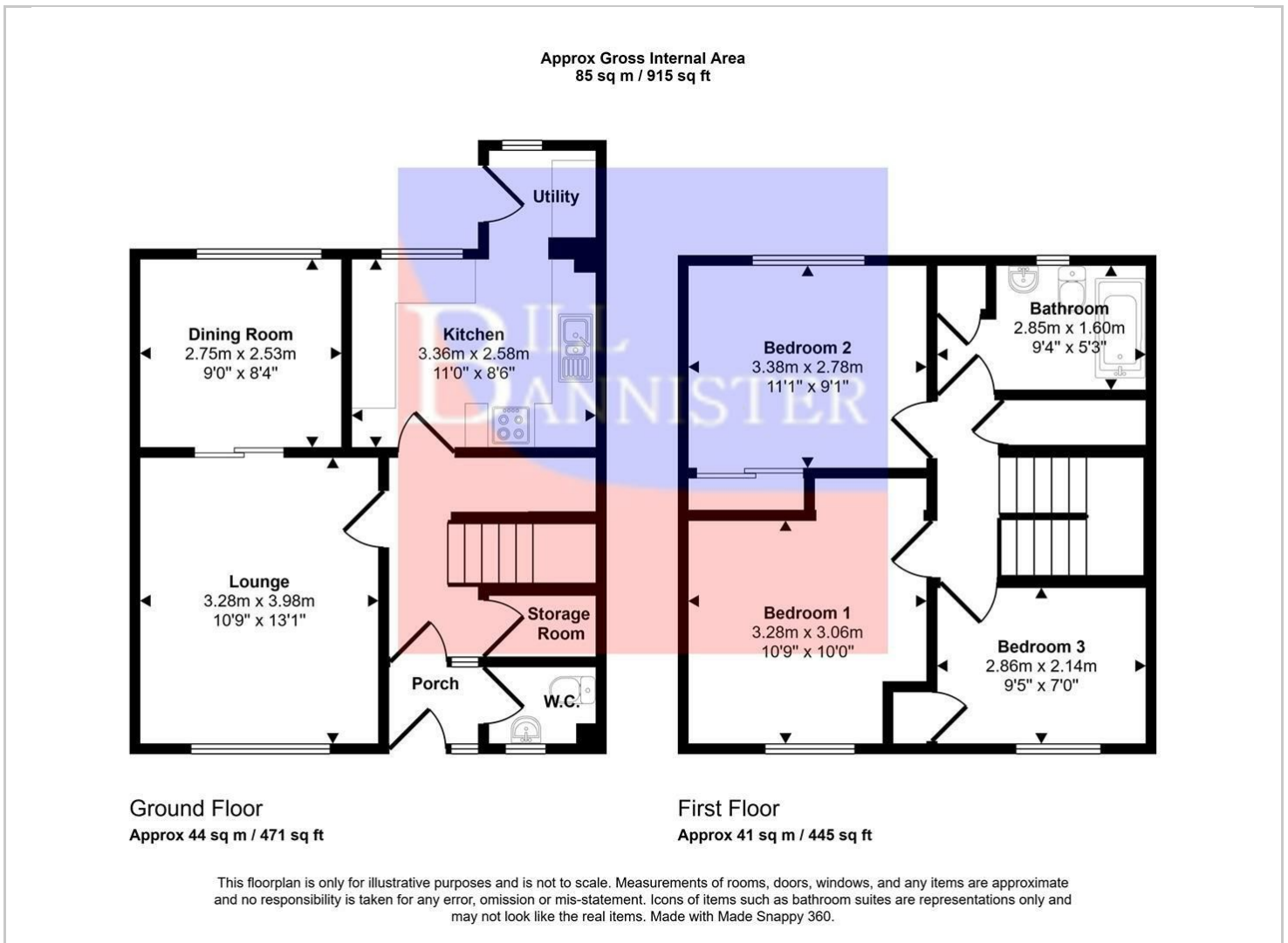
## Hybrid Map



## Terrain Map



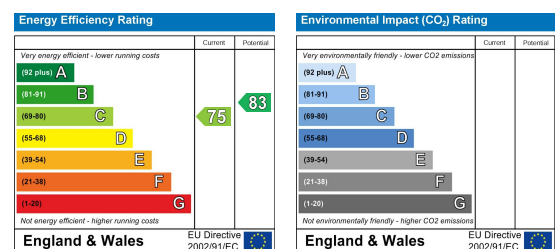
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.