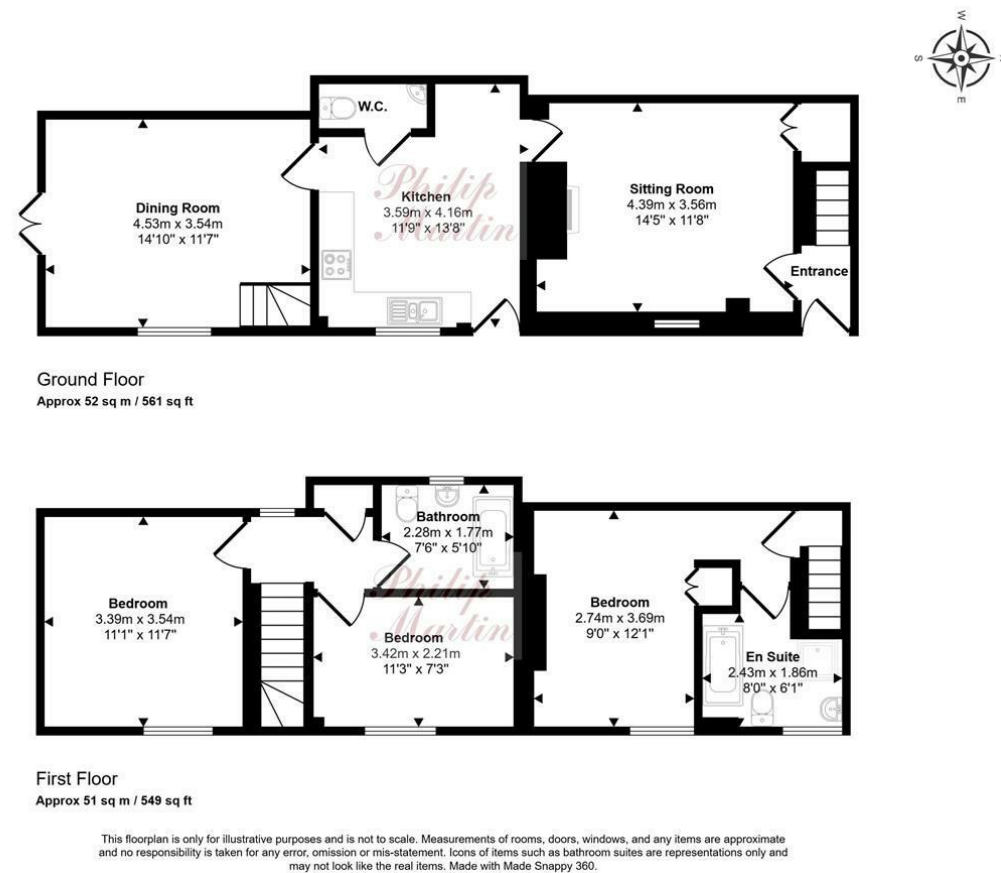


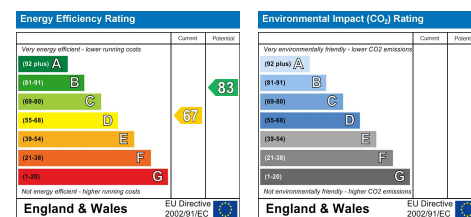
CARDREW TERRACE, REDRUTH



KEY FEATURES

- SEMI DETACHED
- THREE BEDROOMS (EN-SUITE)
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM & W.C.
- LOW MAINTANENCE GARDEN
- DRIVEWAY PARKING
- WELL PRESENTED
- CONVENIENT LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



17 CARDREW TERRACE, REDRUTH, TR15 1PD

SPACIOUS THREE BEDROOM PROPERTY SOLD WITH NO CHAIN

This three bedroom spacious semi detached house is situated in a convenient location within Redruth. Well presented throughout and larger than first apparent; the accommodation includes; sitting room, dining room, kitchen, w.c., three double bedrooms (master en-suite) and a bathroom. There is a driveway providing off road parking, and a low maintenance garden. Sold with no chain, viewing is recommended.
EPC - D. Freehold. Council Tax - A.

GUIDE PRICE £295,000

THE PROPERTY

17 Cardrew Terrace is a three bedroom semi-detached house situated in a convenient location within Redruth. The dwelling falls within close proximity to a wide range of amenities and is also well situated to the A30 to reach wider Cornwall. Much larger than first apparent, the accommodation comprises; entrance hallway, sitting room, kitchen, w.c. and a dining room to the ground floor with two separate staircases providing access with two double bedrooms and a bathroom to one side and a secondary staircase providing access to another double bedroom with an en-suite bathroom. Externally there is a driveway providing off road parking, as well as an enclosed, low maintenance garden laid to a level lawn and a gravelled area housing a timber storage shed. Sold with no chain, internal viewing is highly recommended.

LOCATION

Redruth offers a mix of historical and modern attractions. The town's rich mining heritage is evident in its architecture and museums, such as the award-winning Heartlands, which showcases Cornwall's mining history. In Redruth there are a selection of shops and a comprehensive secondary school whilst between Redruth and Camborne there are a selection of out-of-town stores and supermarkets. The nearest beach is at Portreath, there is sailing on nearby Stithians Reservoir and golf at Tehidy Country Park. The cathedral city of Truro is about 12 miles away.

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM

14'4" x 11'8" (4.39m x 3.56m)

Window to front. Radiator. Fireplace. Under-stairs storage cupboard. Door into;

KITCHEN

13'7" x 11'9" (4.16m x 3.59m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel and drainer, window and door to front. Wall mounted gas boiler. Integrated oven and hob with extractor fan over. Utility area with space and plumbing for washing machine. Door into;

W.C.

Low level w.c. and hand wash basin.

DINING ROOM

14'10" x 11'7" (4.53m x 3.54m)

Dual aspect reception room that could be multifunctional with window to front and double doors opening out to side garden. Radiator. Stairs rising to first floor.

FIRST FLOOR

BEDROOM

11'7" x 11'1" (3.54m x 3.39m)

Window to front. Radiator.



BEDROOM

11'2" x 7'3" (3.42m x 2.21m)

Window to front. Radiator.

BATHROOM

7'5" x 5'9" (2.28m x 1.77m)

Comprising bath with electric shower over, pedestal hand wash basin, low level w.c. Obscured window to rear, heated towel rail and extractor fan.

BEDROOM

12'1" x 8'11" (3.69m x 2.74m)

Window to front. Radiator. Access to loft. Fitted cupboard.

EN-SUITE

7'11" x 6'1" (2.43m x 1.86m)

Comprising bath, shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to front.

OUTSIDE

To the front of the property is a driveway providing off road parking for several vehicles and leading up to the front door. There is a gate allowing access into the garden laid to a raised lawn with mature hedging to the front. There is a gravelled area to the side with a useful timber storage shed.

SERVICES

Mains water, electric, drainage

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

A.

TENURE

Freehold.

DIRECTIONS

Proceeding into Redruth from the Scorrier direction, proceed up the hill towards the town centre and take the right hand turning at the mini roundabout. No.17 can be found on the right hand side where a Philip Martin For Sale board has been erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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