

MAP estate agents

Putting your home on the map

Foundry Row, Redruth

£249,950

Freehold







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Property Introduction

Located in an ideal position for accessing the town centre with its shops and amenities is this splendid mid-terraced character property which has in recent years undergone refurbishment and modernisation. Upon entering the property you are greeted by a feature lounge with fireplace which in turn takes you into a generous dining room and refitted shower room along with a kitchen which offers a good range of integrated appliances. The first floor consists of three bedrooms whilst throughout the accommodation has the benefits of uPVC double glazed windows and doors along with a gas fired central heating system.

Externally to the front are two off road parking spaces while to the rear in an enclosed garden laid mainly to lawn with a step up to decking. Overall this delightful cottage could be considered an ideal purchase for those buyers seeking a character property with the advantage of fusing modern living.

Location

The property is located in an ideal position for accessing the many shops and amenities that Redruth has to offer as well as the benefit of the A30 trunk road being close by making access areas of the county and beyond that much easier. The cathedral city of Truro is approximately fifteen miles distant being the main centre in Cornwall for business and commerce and is popular for tourists and locals alike to enjoy the many high street stores as well as independent shops with its cobbled streets and three-spired cathedral, it is also renowned for its Georgian architecture and is also home to the Hall for Cornwall situated on the piazza. The rugged north coasts with their majestic clifftop walks are also nearby with surfing beaches at Porthtowan, Portreath and St Agnes while those who enjoy kayaking and paddleboarding, the sheltered south coast is also within a reasonable travelling distance.

ACCOMMODATION COMPRISES

LOUNGE 13' 8" x 11' 8" (4.16m x 3.55m) maximum measurements

uPVC double glazed door to exterior. Radiator. Laminate floor. Tiled fireplace with attractive surround and mantel. (The vendors have advised us that they have never used the fireplace and therefore would recommend any buyers getting it checked prior to using). Recesses to side with shelving, oak veneer half glazed door giving access to:-

DINING ROOM 13' 2" x 11' 7" (4.01m x 3.53m) maximum measurements

Stairs to first floor. Under stair recess storage with electrics. Laminated floor. Radiator. Louvre door cupboard plus recess over.

SHOWER ROOM

uPVC double glazed window to rear elevation. Wash handbasin, double storage cupboard under, close coupled WC, chrome heated towel rail. Extractor fan, louvre door cupboard. Oak veneer door.

KITCHEN

uPVC double glazed window to rear elevation. This being refitted and comprising of a single sink unit with mixer tap, a good range of base and wall mounted cupboard, integrated fridge and freezer, microwave, cooker, hob with stainless steel extractor over. Part tiled walls. uPVC double glazed door to exterior. Gas fired boiler. Radiator. Three drawer storage unit and a range of work surfaces.

FIRST FLOOR LANDING

Radiator. uPVC double glazed window. Access to loft. Access to:-

BEDROOM ONE 12' 6" x 10' 5" (3.81m x 3.17m)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 11' 9" x 8' 3" (3.58m x 2.51m) plus door recess

uPVC double glazed window to front elevation. Radiator. Double wardrobe.

BEDROOM THREE 8' 10" x 7' 11" (2.69m x 2.41m) maximum measurements

uPVC double glazed window to front elevation. Radiator.

EXTERIOR

Immediately to the front of the property are two off-road parking spaces with access to the property. The rear garden is enclosed being laid mainly to lawn with a step up to decking whilst within the garden is a useful water tank and we have been advised by the vendors there is a pedestrian right of way for the neighbouring property.

AGENTS NOTE

The Council Tax band is band 'A'.

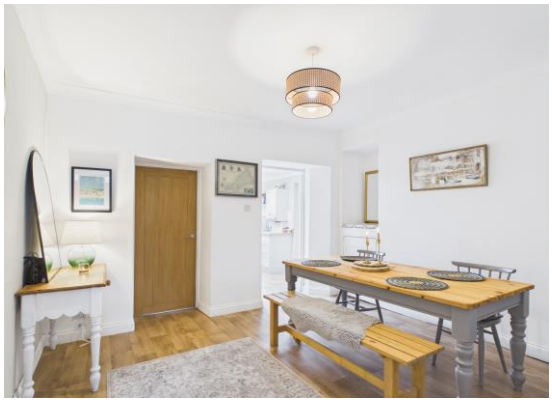
SERVICES

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

DIRECTIONS

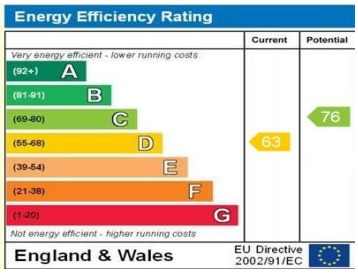
At the traffic lights at West End. Turn left into Chapel Street continuing along where Foundry Row is located on the right hand side and a MAP for sale board has been located on the property for identification purposes. If using What3Words :- Hits.Relax.Hypocrite.















MAP's top reasons to view this home

- Beautifully presented mid-terraced character cottage
- Recently undergone updating and refurbishment
- Refitted kitchen with integrated appliances
- New ground floor shower room
- Three bedrooms
- Lounge with feature fireplace
- Dining room
- Gas fired heating system and uPVC double glazed windows and doors
- Two off-road parking spaces
- Enclosed rear garden

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