



10 Foundry Row

Redruth, TR15 1AN

Guide price £189,000



Situated in a convenient location close to the town centre, this mid terraced house offers good sized family accommodation and benefits from three bedrooms, a lounge, dining room, fitted kitchen and bathroom. It is double glazed and complemented by gas heating. Externally there is parking to the front and an enclosed rear garden making it a safe haven for children and pets.



This spacious family home is situated close to the town centre and offers good sized living accommodation with period features and a modern kitchen with integrated appliances. It offers three bedrooms, parking to the front for two vehicles and an enclosed rear garden with side access. An early inspection is recommended.

Door to:

LOUNGE

13'7" into recess x 12'4" max (4.16m into recess x 3.78m max)
 Feature fireplace with a tiled hearth and sides, wooden mantel and a recess to either side. Window to the front and a radiator. Door and overhead glazed panel to:

DINING ROOM

13'2" x 13'4" into recess (4.03m x 4.08m into recess)
 With a built-in cupboard containing the gas meter and shelf over. Stairs to first floor and understairs storage area containing the electric meter. Radiator and door to:

FAMILY BATHROOM

11'5" x 4'11" (3.49m x 1.50m)
 Panelled bath with a wall mounted waterfall shower and separate shower attachment with tiled surround and shower screen. Wash hand basin with vanity unit under and tiled splash back. Low level wc, obscure glazed window to the rear, chrome heated ladder towel rail and a built-in cupboard with shelving. There is also a wall mounted fitment for an illuminated mirror.

KITCHEN

11'7" x 7'0" (3.54m x 2.15m)
 With a range of modern eye level and base soft close units and roll edge work surfaces. Integrated fridge/freezer, washing machine and microwave. Built-in oven with ceramic hob and extractor. Tiled surround with under-counter lighting. Composite sink and drainer, window overlooking the rear garden and a door to the rear garden. Baxi wall mounted boiler, skylight and a radiator.

FIRST FLOOR

LANDING

6'7" x 5'3" (2.02m x 1.62m)
 Window to the rear and loft access (we understand from the vendor that this is fitted with a velux window).

BEDROOM 1

10'6" x 12'5" (3.21m x 3.79m)
 Radiator and a window overlooking the rear garden.

BEDROOM 2

11'10" x 8'5" (3.63m x 2.57m)
 Window to the front, radiator and a built-in double cupboard with shelf and hanging rail.

BEDROOM 3

9'0" x 8'1" into recess (2.76m x 2.47m into recess)
 Window and a radiator.

OUTSIDE

To the front of the property there is a shingle area suitable for parking for two vehicles. There is access to the rear garden via a side gate and pathway with steps leading to a fully enclosed lawned garden with a raised decking area.

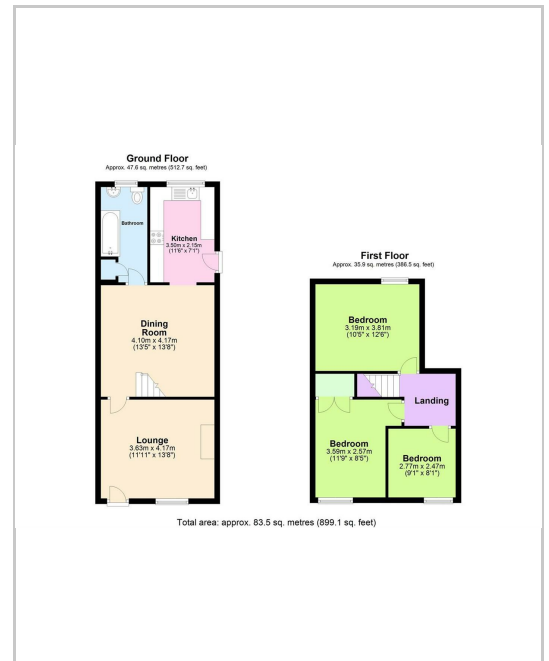
DIRECTIONS

From our office in Redruth proceed down Chapel Street and Foundry Row will be found after the turning to Nettles Hill on the right hand side.

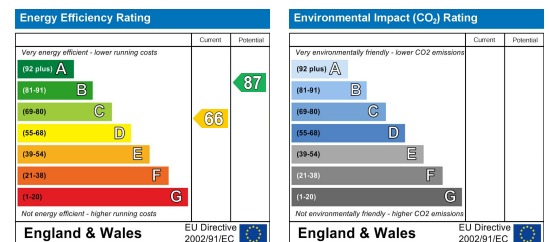
Area Map



Floor Plans



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.