



Three Bedrooms

Garage And Parking

Enclosed Garden

Partially Renovated

Cambrose, Gew Terrace, Redruth, TR15 1PG

Guide Price £250,000

This three-bedroom family home has been partially renovated by our clients to a high standard and offers three bedroom accommodation. There is also off road parking, a garage and garden.



Property Description

This attractive semi-detached property offers three bedroom accommodation, along with an enclosed garden, garage and parking.

The property internally, is presented partially refurbished. The first floor has been completed and our clients have had a new central heating system installed and electrical work undertaken. On the ground floor it appears just cosmetic work is required, primarily to the living room - ideal for those who would like to imprint their own impressions.

In brief, the property provides a useful entrance porch, hallway, two reception rooms, kitchen, shower room and utility space to the ground floor. While on the first floor you will find three bedrooms. All recently re-decorated and re-carpeted.

As mentioned, the property enjoys off road parking and a garage to the side. The garage houses the combi boiler and also allows access to a very useful, basement storage area.

The garden is predominately paved for ease of maintenance and is fully enclosed.

Viewings available immediately. Further details and virtual tour to follow.

INFORMATION

Tenure - Freehold

Broadband : Standard or Ultrafast - 15mbps to 1000mbps download speeds (Source : checker.ofcom.org.uk)

Council Tax - Band B





Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



ACCOMMODATION

ENTRANCE PORCH

HALLWAY

SITTING ROOM / DINING ROOM

10' 7" x 11' 6" (3.25m x 3.51m)

LIVING ROOM

14' 4" x 11' 8" (4.37m x 3.58m)

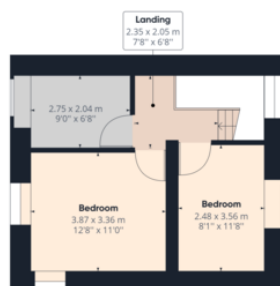
KITCHEN

8' 0" x 7' 11" (2.44m x 2.43m)





Ground Floor Building 1



Floor 1 Building 1



Approximate total area:
1099.70 ft²
102.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This plan is for illustrative purposes only.

GIRAFFE360

SHOWER ROOM

6' 5" x 5' 5" (1.97m x 1.66m)

REAR UTILITY

7' 8" x 4' 7" (2.35m x 1.41m)

FIRST FOOR

BEDROOM

12' 8" x 11' 0" (3.87m x 3.36m)

BEDROOM

8' 1" x 11' 8" (2.48m x 3.56m)

BEDROOM

9' 0" x 6' 8" (2.75m x 2.04m)

EPC TO FOLLOW

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.