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**BILL  
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Sales & Lettings



## 5 Elm Close

Illogan Highway, Redruth, TR15 3LR

**£145,000**



Offered for sale with no onward chain and now requiring some updating, this terraced house benefits from two bedrooms, a lounge/diner, kitchen, utility room and shower room. Externally there are gardens to front and rear, a garage and parking.



Set in a popular area, this two bedroomed terraced house offers a garage and parking with an open plan front garden and an enclosed rear garden. Although in need of modernisation, this would provide an excellent opportunity for any prospective purchaser to put their own stamp on it.

Upvc obscure glazed door to:

#### HALL

6'5" x 2'7" (1.98m x 0.81m)

With a wall mounted electric heater and stairs leading to the first floor with a stair lift.

#### LOUNGE/DINER

21'3" x 11'8" (6.48m x 3.56m)

Measurements taken into recessed fireplace. Wood burner on an elevated slate and brick hearth. Newlec wall mounted heater and a upvc full length opening window to the front. The dining area has a wall mounted Baxi Brazilia wall mounted gas heater, full length window and a door to the rear garden.

#### KITCHEN

9'2" x 8'4" (2.80m x 2.55m)

With a range of base and eye level units and roll edge work surfaces with panelled surrounds. Space for white goods, built-in New World single oven, Zanussi gas hob and extractor and a one and a half bowl sink and drainer. Wall mounted electric heater, window overlooking the rear garden and an archway leading to:

#### UTILITY ROOM

5'0" x 5'11" (1.53m x 1.82m)

Roll edge work surface with space for white goods under and tiled surrounds. Upvc obscure glazed door to the rear garden and a upvc decorative glazed door to:

#### GARAGE

14'9" x 7'10" (4.50m x 2.39m)

With an up and over door and power connected. Further understairs storage area and fuse box.

#### FIRST FLOOR

#### LANDING

6'3" x 2'6" (1.91m x 0.78m)

Loft access and a built-in airing cupboard with shelving and a hot water cylinder.

#### BEDROOM 1

8'0" x 11'10" (2.44m x 3.63m)

With a Newlec wall mounted heater and a door leading to under eaves storage area. Window overlooking the rear garden.

#### BEDROOM 2

11'11" x 9'10" (3.64m x 3.01m)

With a full length window overlooking the rear garden.

#### SHOWER ROOM

5'11" x 5'6" (1.81m x 1.70m)

Walk-in shower with a wall mounted Mira shower, fully tiled surround and shower rail. Pedestal wash hand basin and wc. Wall mounted electric towel heater and an obscure glazed window to the rear.

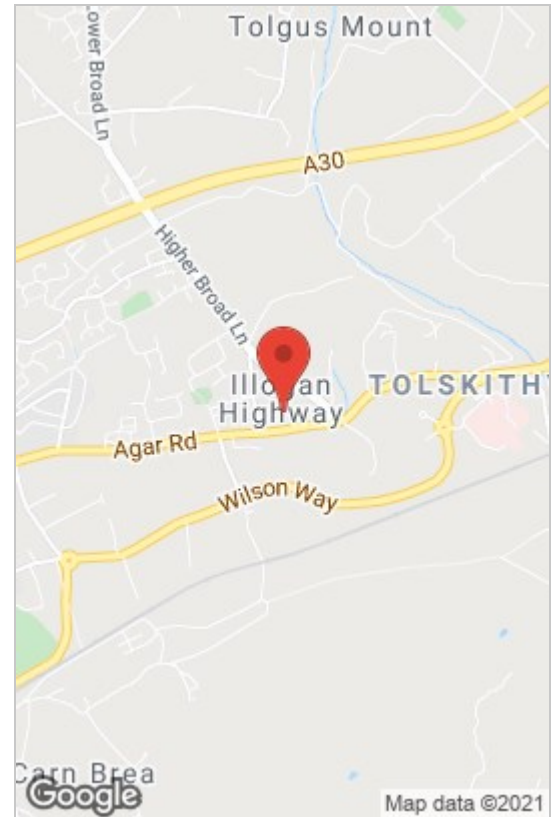
#### OUTSIDE

The front garden is open plan and laid to lawn with a small flower bed and pathway. There is a driveway providing parking for one vehicle. The rear garden has a paved patio area with a pathway and has some mature bushes and shrubs and a wood store.

#### DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Take the first turning left and bear around to the left where Elm Close will be found on the right hand side.

## Area Map



## Floor Plans



## Energy Efficiency Graph

