

# ferguson young

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## £230,000

*Barncoose Terrace, Redruth, Cornwall, TR15 3ES*



- THREE BEDROOMS
- SOME PERIOD FEATURES
- OFF ROAD PARKING
- GOOD SIZED ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- IDEAL FAMILY HOME
- CLOSE TO SCHOOLS AND TRANSPORT LINKS

A family home with a wealth of character and charm boasting Two Reception Rooms, Two Double Bedrooms and a generous Single Bedroom. The property is warmed by gas central heating with the combi boiler having been recently replaced. There is off road parking to the front of the property for two vehicles and a well-proportioned enclosed garden to the rear. The property is presented to a good standard and has recently undergone a sympathetic redecoration. The accommodation comprises of: - Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen, Bathroom/WC and to the first floor Two Double Bedrooms and a generous Single Bedroom. This property should receive your earliest attention to view to avoid disappointment. EPC: D.



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# Barncoose Terrace, Redruth, Cornwall, TR15 3ES

Approached via the gravelled parking area with step up to a UPVC front door opening into:-

## ENTRANCE VESTIBULE

There is a coved ceiling, period tiled floor and a part glazed door with stained glass surround opening to:-

## ENTRANCE HALL

A bright and airy hall with a coved ceiling, period tiled floor, stairs rising to the first floor, radiator, loft access hatch and doors to all ground floor rooms.

## LOUNGE

12'5" x 10'10" (3.78m x 3.30m)

A good sized lounge with a feature period fireplace (not in use) period ceiling rose and mouldings, double glazed window to the front, radiator, TV aerial point and exposed floorboards.

## DINING ROOM

11'4" x 11'1" (3.45m x 3.38m)

A useful second reception with a double glazed window to the rear, radiator, coved ceiling and exposed floorboards.

## KITCHEN

9'9" x 8'1" (2.97m x 2.46m)

The kitchen comprises of a range of eye level and base units with work surface over, inset single bowl stainless steel sink with side drainer, built in electric oven, inset electric hob with extractor over, space and plumbing for a washing machine, further utility space, coved ceiling, radiator and a door opening to the rear garden.

## BATHROOM/WC

A modern suite with a panel bath with a newly installed electric shower over, part tiled walls, close coupled WC, pedestal mounted wash hand basin, tiled floor, radiator, double glazed window to the side and a built in cupboard housing the gas combi boiler.

## FIRST FLOOR

## LANDING

There is a double glazed window overlooking the rear garden, loft access hatch and doors to all bedrooms.

## MAIN BEDROOM

11'3" x 11'2" MAX (3.43m x 3.40m)

A well-proportioned main bedroom with exposed floorboards, double glazed window overlooking the rear garden, feature period fireplace (not in use), radiator and a coved ceiling.

## BEDROOM TWO

11'0" x 9'3" (3.35m x 2.82m)

A good sized second bedroom with a double glazed window to the front, exposed floorboards, feature period fireplace (not in use) radiator and coved ceiling.

## BEDROOM THREE

11'0" x 6'9" (3.35m x 2.06m)

A generous single bedroom with a double glazed window to the front, exposed floorboards, radiator and coved ceiling.

## OUTSIDE

## REAR GARDEN

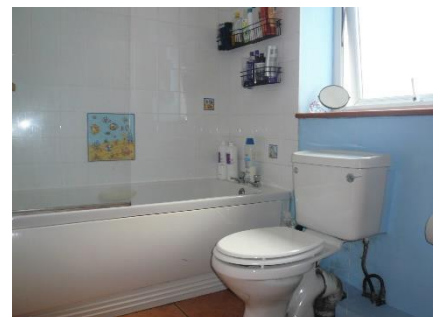
A good sized garden enclosed by walling creating a safe environment for pets and children alike. There is a paved sun terrace, concreted storage area and the main garden area is laid to lawn with some flower, tree and shrub planting including a gravelled feature garden. There is a 6ft x 4ft timber shed and a rear pedestrian access gate which leads around the neighbouring property to the front along a private pathway.

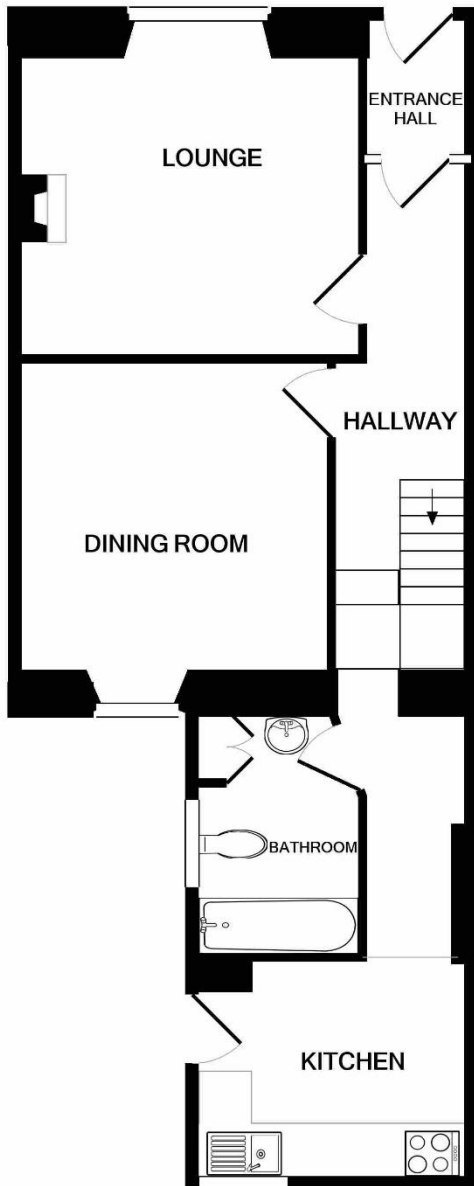
## OFF ROAD PARKING

There is a gravelled area to the front of the property providing off road parking for two vehicles.

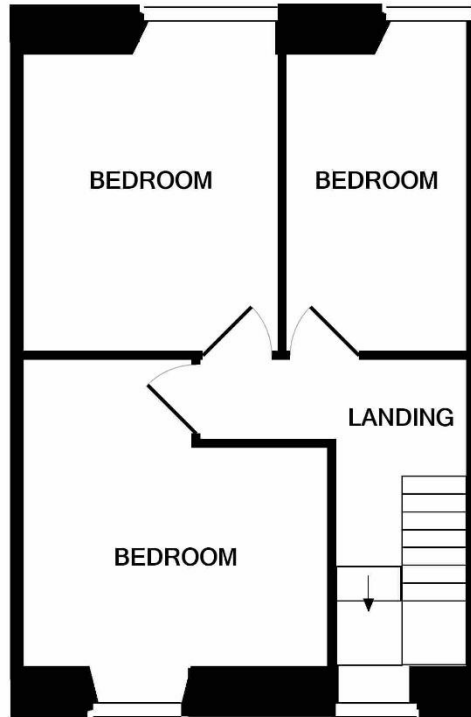
## ENERGY EFFICIENCY RATING

This property has been rated as D (58) with a potential rating of D (68).





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 548 SQ.FT.  
 (50.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 384 SQ.FT.  
 (35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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