



Plain-An-Gwarry, Redruth, Cornwall **Guide £240,000**







YOUR MOVE







## Plain-An-Gwarry, Redruth, Cornwall

**Guide £240,000**



**EPC Grade E**

**For full EPC please contact the branch**

### Property Description

GUIDE PRICE £240,000 - £250,000 THREE BEDROOM HOUSE WITH A TWO BEDROOM ANNEXE! We are pleased to offer this three bedroom semi detached property which, in our opinion, can only be fully appreciated by viewing internally. The property can offer comfortable accommodation briefly comprising; Lounge, separate dining room, kitchen, bathroom, and three bedrooms. Externally there is a garden to the front. The property offers double glazing and benefits from a gas central heating system. Included with this listing is the an annexe to the rear of the plot which comprises of a two double bedrooms, lounge, kitchen diner and bathroom, parking on the plot for approximately half a dozen vehicles and garage. This property should receive your earliest attention. An ideal investment opportunity. A copy of the EPC will be available on request. EPC Grade E

### Our View

Requiring some modernisation, this interesting semi-detached property can be found close to the town centre but also has a good degree of privacy. The property has character style features and also offers a separate annexe with parking and garage.

### Location

Redruth offers shopping and schooling facilities for all ages and also offers a mainline railway station connecting with London Paddington. The historic mining town is situated within the vicinity of the coastal village of Portreath and country walks at Tehidy Country Park and Illogan Woods.



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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