



Graham Road | | Redruth | TR15 2HG

**Guide Price £350,000**





Graham Road |  
Redruth | TR15 2HG  
Guide Price £350,000

Immaculately presented three bedroomed semi-detached house which has been extended to the rear and now boasts a wonderful open plan living/kitchen area with a wood burner and bi-fold doors.

- Extended Semi-Detached House
- Living Room With Wood Burner
- Enclosed Rear Garden
- Parking
- Three Bedrooms
- Gas Fired Heating
- Modern Bathroom Suite
- Popular Residential Development

## Description

This Immaculately presented three bedroomed semi-detached family home which has been extended to the ground floor to create a spacious open plan living/dining area with feature wood burner and bi-fold doors opening onto the rear garden. Offering double glazing and gas fired heating, the internal accommodation briefly comprises: Entrance hallway, separate w/c, large storage cupboard with additional understairs storage. Fitted kitchen with range of base and wall units, wooden worktop with stainless steel sink unit, space for gas range with hood above, plumbing for dishwasher, island unit with breakfast bar area, recessed area with plumbing for washing machine and space for fridge freezer. The extended sitting has bi-fold doors, hidden ceiling lighting and wood burner. The ground floor is completed by the dining room. To the first floor are the three bedrooms which all have built in wardrobes, the master bedroom has the benefit of distant views, the contemporary bathroom has a modern suite with walk in shower room, bath, vanity sink unit, low level w/c, chrome heated towel rail, airing cupboard and recessed ceiling lighting. Externally there is hard standing parking to the front of the property and a lawn garden. The rear garden benefits from being enclosed with timber fencing, a shed and paved seating.





## Location

Redruth offers a wide range of facilities which includes shops, bars and restaurants as well as junior and secondary schooling and a mainline railway station connecting with London Paddington. More comprehensive shopping can be found in Truro which is around 12 miles distance from the property. The popular village of Portreath is only 5 miles away and is renowned for its beach and coastal walks.

## Entrance Hallway

## Cloakroom

## Dining Room

## Kitchen/Breakfast Room

## Living Room

## First Floor Landing

## Bedroom

## Bedroom

## Bedroom

## Bathroom

## Agents Information

Private Estate with Contribution towards the upkeep  
The property cannot be bought as a rental.

Tenure - Freehold

Broadband : Standard or Superfast - 16mbps to 1000mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, Three & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)

Council Tax – Band B – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000>)

Mains Electric, Mains Water,

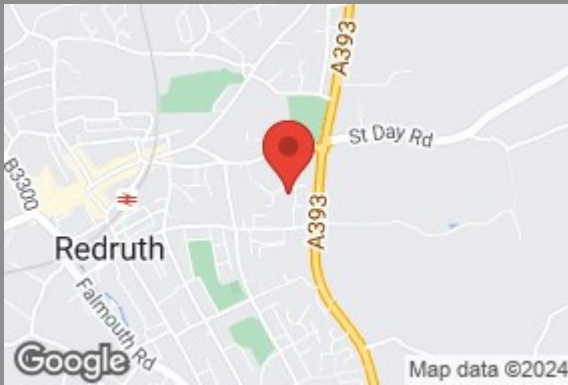
Consumer Protection from Unfair Trading Regulations 2008.

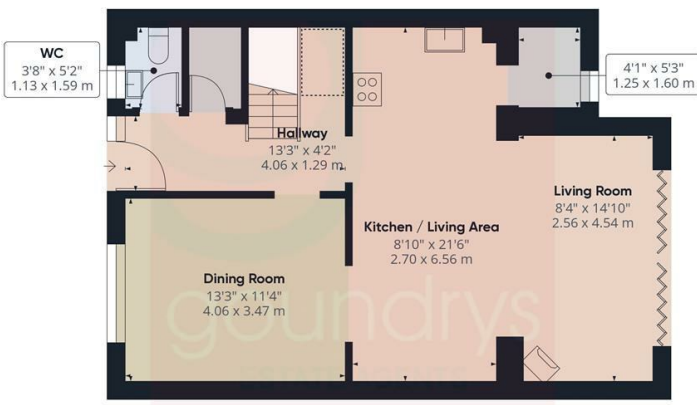

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have 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. Measurements are a GUIDE ONLY. 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





WC  
3'8" x 5'2"  
1.13 x 1.59 m

Hallway  
13'3" x 4'2"  
4.06 x 1.29 m


Living Room  
8'4" x 14'10"  
2.56 x 4.54 m

Kitchen / Living Area  
8'10" x 21'6"  
2.70 x 6.56 m

Dining Room  
13'3" x 11'4"  
4.06 x 3.47 m

4'1" x 5'3"  
1.25 x 1.60 m

Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1070.74 ft<sup>2</sup>  
99.47 m<sup>2</sup>

**Reduced headroom**  
10.47 ft<sup>2</sup>  
0.97 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

**GIRAFFE360**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	84		

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Treleven House, Unit 5 Threemilestone Industrial Estate  
 Truro  
 Cornwall  
 TR4 9LD  
 01872 242425  
 sales@goundrys.co.uk  
<https://www.goundrys.co.uk/>