

LOT  
3

St Annes, Trevelyan Road, Illogan, Redruth, Cornwall TR15 3UG

\*GUIDE PRICE £120,000+



A two bedroom detached bungalow requiring modernisation.

#### DESCRIPTION

A two bedroom detached bungalow which requires work throughout to complete and turn into a family home. The property sits on a generously sized plot and used to house a garage previously. The bungalow features a lounge, kitchen area, shower room and two bedrooms. To the front is a large garden and long driveway and to the rear is a garden which requires clearance.

#### LOCATION

Illogan is situated between the towns of Camborne and Redruth, in close proximity to local primary and secondary schools and within driving distance to local supermarkets. The main A30 trunk road offers easy access

to many popular towns in Cornwall including Bodmin and the City of Truro.

#### ACCOMMODATION

**Bungalow** Front door into the lounge, inner hallway leading to the kitchen, shower room and two bedrooms.

**Outside** At the front is a long driveway leading to a hard standing where a garage was previously situated. Lawned garden to the front and further generous rear garden.

#### NOTES

The property is only suitable for cash buyers in its present condition.

#### EPC

Energy Efficiency Rating - E



#### AUCTION VALUER

Lucy Fuller.

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.

