



MAP estate agents
Putting your home on the map

**Rosemellin,
Camborne**

**£185,000
Freehold**





Rosemellin, Camborne

£185,000 Freehold

Property Introduction

ATTENTION INVESTMENT BUYERS!

Situated on this mature development close to Camborne town, this well presented terraced house benefits from two double size bedrooms and a bathroom on the first floor. There is a lounge and fitted kitchen/dining room on the ground floor.

The property is fully double glazed and there is gas central heating.

To the outside there are enclosed gardens to both front and rear and the property also benefits from a garage to the rear.

Our vendor has stipulated the property is to be sold with the current tenant in situ, who is protected by a short hold tenancy agreement.

The tenant has rented the property for over five years and the current rent is £795.00 per calendar month. Please view our interactive virtual tour prior to arranging a closer inspection.

Location

Conveniently located for access to the town, schooling is available nearby as is a late night convenience store. Camborne, which is steeped in mining history offers a varied selection of both local and national shopping outlets, there are Public Houses and places to eat. The A30 trunk road is within one and a half miles.

Truro, the administrative and cultural centre for Cornwall is within twelve miles, Portreath on the north coast which is famed for its sandy beach and active harbour is within six miles and Falmouth on the south coast which is Cornwall's university town is within thirteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

LOUNGE 13' 9" x 13' 8" (4.19m x 4.16m) maximum measurements

uPVC double glazed window to the front. Staircase to first floor and radiator. Part glazed door to:-

KITCHEN/DINER 13' 8" x 9' 6" (4.16m x 2.89m)

uPVC double glazed door and window to rear. Fitted with a contemporary range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel sink unit. Space for slot in cooker, space and plumbing for

washing machine and extensively tiled splashbacks. Wall mounted 'Worcester' combination gas boiler. Radiator.

FIRST FLOOR LANDING

A central landing with a recessed linen cupboard and panelled doors opening off to:-

BEDROOM ONE 10' 10" x 10' 2" (3.30m x 3.10m) maximum measurements, plus recess

uPVC double glazed window to the front. Recessed hanging space and radiator.

BEDROOM TWO 12' 3" x 7' 1" (3.73m x 2.16m) maximum measurements

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the rear. Fitted with a modern suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with shower over. Extensive ceramic tiling to walls and radiator.

OUTSIDE FRONT

To the front of the property the garden is enclosed and designed to be easy to maintain with patio slabs and gravel.

REAR GARDEN

The rear garden is again enclosed, largely laid with artificial grass and has a pedestrian gate leading onto the rear access. External water supply.

GARAGE 15' 6" x 8' 4" (4.72m x 2.54m)

Up and over door and having power and light connected.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From Tesco car park in Camborne, turn left into Kegin Way and at a set of traffic lights turn left again and then at a roundabout take the first exit left and just prior to a set of traffic lights turn right into Albert Street. At a staggered junction bear right and then left into Park Road. Continue along Park Road and at a further staggered junction with a shop ahead of you, turn left into Eastern Lane and then take the first turning left into Rosemellin, on entering Rosemellin carry on straight ahead and take the second turning on the right where the rear of the property will be found by a public open space. If using What3words:- dirt.playback.eating

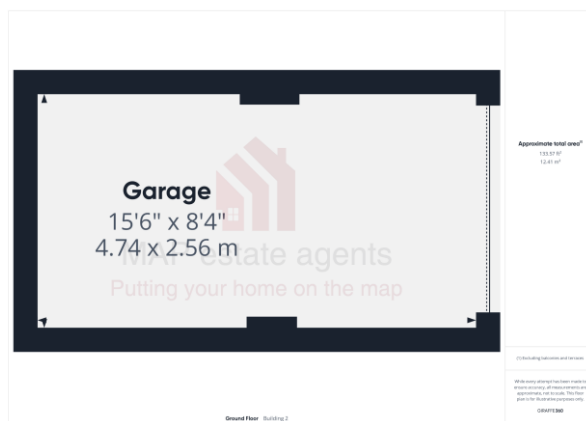
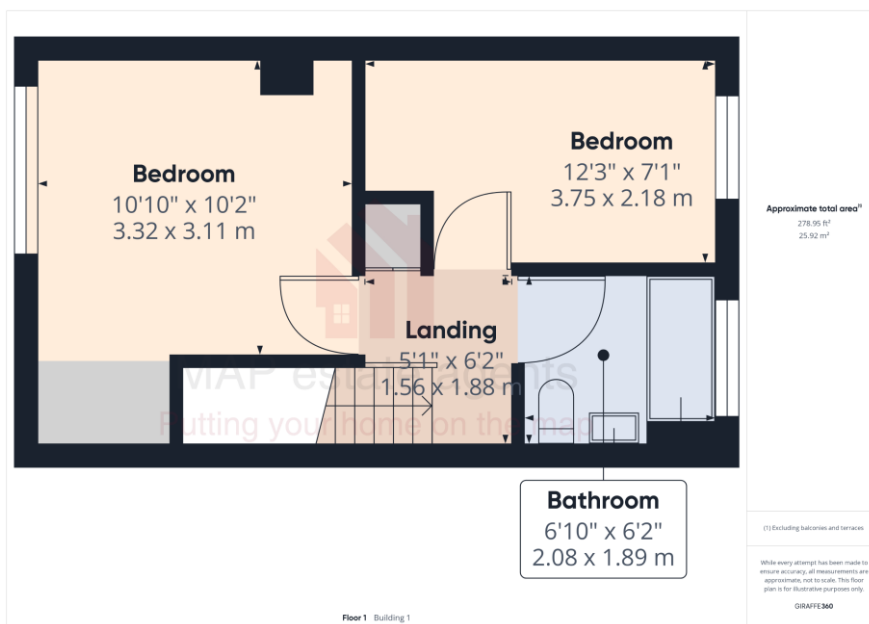
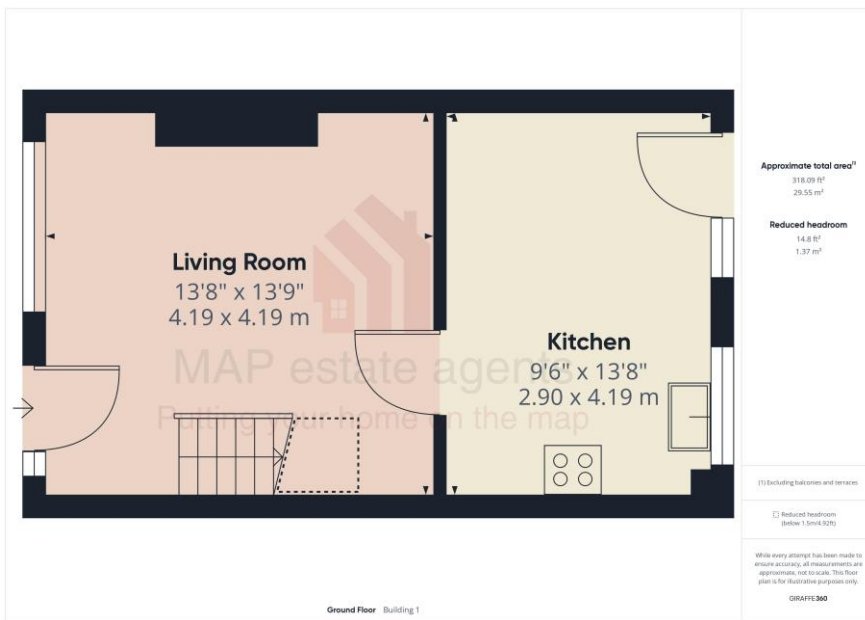


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- INVESTMENT OPPORTUNITY
- Terraced house within popular development
- Two bedrooms
- Lounge
- Fitted kitchen/dining room
- uPVC double glazing
- Gas central heating
- Gardens and garage
- Currently let at £795 pcm
- Well presented throughout



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.