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**Troon,
Camborne**

**£210,000
Freehold**





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Property Introduction

Ideal for the first time buyer, this semi-detached house is being offered for sale chain free.

Well presented, there are two double size bedrooms and a bathroom on the first floor, the ground floor offers a lounge, a 16' kitchen/dining room and a utility porch is situated to the side. The property has gas fired central heating via radiators and there is uPVC double glazing.

To the outside, the front garden has been designed to be easy to maintain whilst to the rear garden, which is enclosed and secure for younger children, is largely lawned and includes two block built storage sheds.

Situated close to the centre of this popular village, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Troon is a popular village close to the major town of Camborne and benefits from a Primary School, village shop, Post Office and there is a local pharmacy.

In the neighbouring village of Beacon, one will find a Public House and within one and a half miles, there is the centre of Camborne which offers a wider range of shops, banks and a mainline Railway Station with direct links to London Paddington and the north of England. Access is also available from here onto the A30 trunk road.

Truro, the administrative and cultural centre of Cornwall is within fourteen miles, Portreath on the north coast, which is noted for its sandy beach and active harbour, is within seven miles and Falmouth, which is Cornwall's university town on the south coast, is within ten miles.

ACCOMMODATION COMPRISES

Storm porch with uPVC double glazed door opening to:-

HALLWAY

uPVC double glazed window to the side. Stairs to first floor, laminate flooring and radiator. Doors off to:-

LOUNGE 11' 3" x 8' 10" (3.43m x 2.69m) maximum measurements
 uPVC double glazed window to the front. Focusing on a tiled fire surround with gas coal effect fire, laminate flooring and radiator. Coved ceiling and dado rail.

KITCHEN/DINING ROOM 16' 7" x 8' 11" (5.05m x 2.72m) maximum measurements

Two uPVC double glazed windows to the rear and door to utility porch. One wall featuring a recessed two sliding door storage cupboard with shelving to one side and there is a range of eye level and base pine units with adjoining roll top edge working surfaces incorporating a stainless steel single drainer sink unit. Tiled recess with cooker point, understairs recess suitable for fridge, etc. with shelving over. Wall mounted 'Glow-Worm' combination gas boiler, extensive tiled splashbacks and laminate flooring. Two radiators.

UTILITY PORCH 11' 8" x 5' 5" (3.55m x 1.65m)

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walling and with a uPVC double glazed door. Space and plumbing for an automatic washing machine and tumble dryer. Radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side. Coved ceiling, dado rail and access to loft space. Panelled doors open off to:-

BEDROOM ONE 14' 7" x 9' 4" (4.44m x 2.84m)

Two uPVC double glazed windows to the front. Recessed hanging cupboard, coved ceiling and dado rail. Radiator.

BEDROOM TWO 10' 8" x 10' 0" (3.25m x 3.05m) maximum measurements

uPVC double glazed window to the rear. Recessed shelved cupboard. Coved ceiling, dado rail and radiator.

BATHROOM

uPVC double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath with 'Triton' electric shower over. Ceramic tiled bath surround and towel radiator.

OUTSIDE FRONT

The front garden is enclosed by railings and with ease of maintenance in mind, has been gravel-finished either side of the central pathway. Pedestrian access leads to the side.

REAR GARDEN

The rear garden is enclosed and secure for younger children and pets and is largely lawned with mature shrubs. There is an external water supply and two block built sheds - one of which has power and light connected.

SERVICES

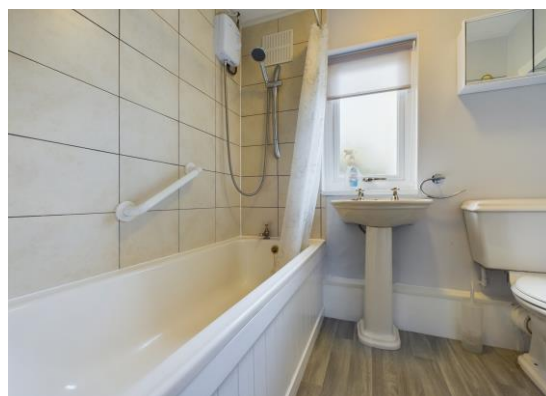
Mains water, mains electric, mains gas and mains drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

DIRECTIONS

From Camborne Railway Station, proceed up the hill into the village of Beacon, continue through the village and on entering Troon, with the convenience store in the centre of the village ahead of you, bear left heading towards Troon Moor and the property will be identified on the left-hand side by our 'For Sale' board. If using What3words: cares.adverbs.enthused

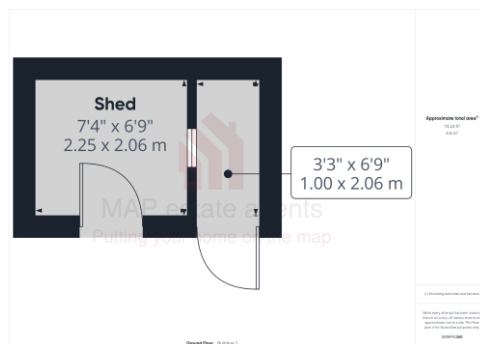
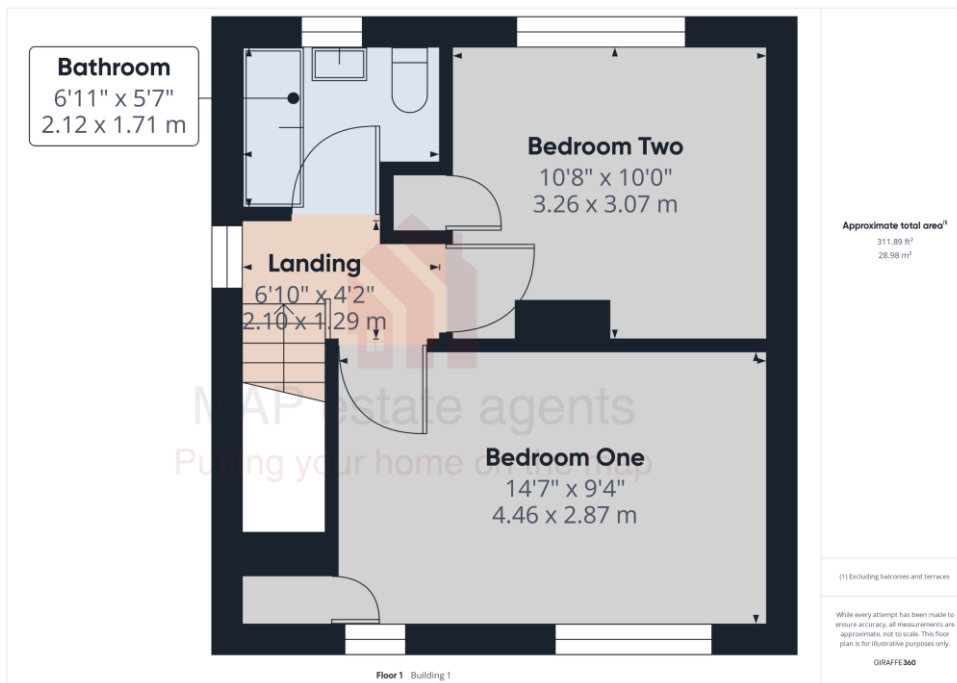
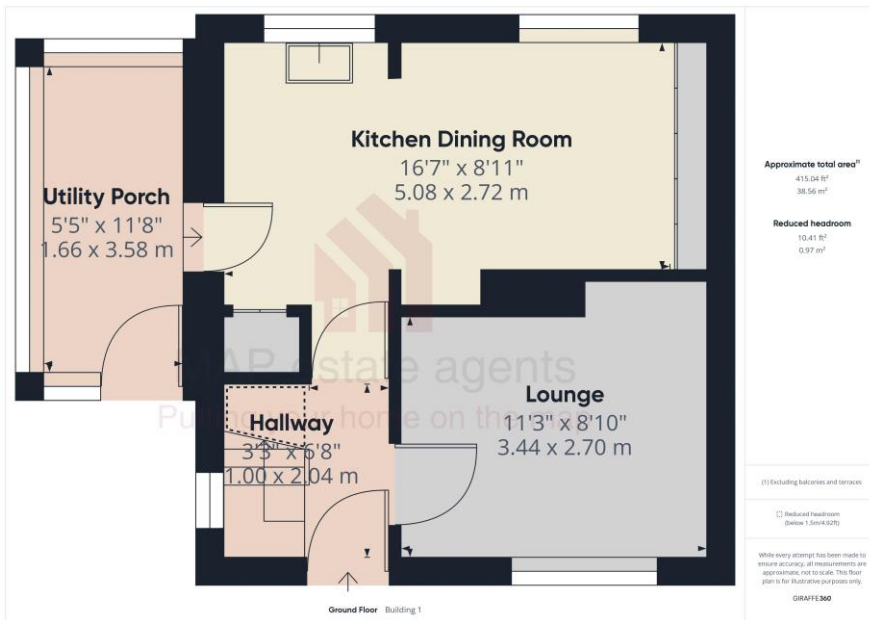


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Chain free sale
- Well presented semi-detached house
- Two double size bedrooms
- Lounge
- 16' Kitchen/dining room
- First floor bathroom
- Utility porch
- Gas central heating
- Gardens to front and rear
- Central village location



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