



**MAP estate agents**  
Putting your home on the map

**Rock Close,  
Pengegon, Camborne**

**Guide Price £165,000  
Freehold**





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## **Property Introduction**

An opportunity to purchase this modern end terraced property located within this popular residential area and being offered for sale with no onward chain.

The accommodation benefits from uPVC double glazed windows and doors, along with a gas fired central heating system. Comprising of an entrance hall, lounge, kitchen, two bedrooms and a shower room.

To the rear is an enclosed garden, whilst to the front there is a further small garden and parking facilities.

## **Location**

Camborne is ideally situated for access to the many popular north coastal beaches such as Portreath, Perranporth and St Agnes. The north coast is renowned for it's rugged vistas and attractive coastal walks.

The city of Truro is approximately 15 miles distant, this being the main centre in Cornwall for business and commerce and offers a good range of high street multiples, as well as a variety of independent shops.

The attractive Georgian architecture and cobbled streets lead to many popular restaurants and is home to the 'Hall for Cornwall'.

### **ACCOMMODATION COMPRISES:**

#### **ENTRANCE HALLWAY**

Double glazed door to exterior. Staircase to first floor. Access to:

#### **LOUNGE 14' 9" x 9' 5" (4.49m x 2.87m)**

Double glazed window to front. Radiator. Two built in storage cupboards.

### KITCHEN 12' 7" x 8' 3" (3.83m x 2.51m)

Double glazed window to rear and double glazed door to exterior. Single stainless steel sink unit, a range of base and wall mounted storage cupboards, four drawer storage unit and worksurfaces. Radiator, gas boiler, recess for cooker, part tiled walls, extractor fan.

### FIRST FLOOR LANDING

Access to loft. Access to:

### BEDROOM ONE 12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window to rear, radiator.

### BEDROOM TWO 12' 7" x 8' 2" (3.83m x 2.49m)

Double glazed window to front, radiator.

### SHOWER ROOM

Double glazed window to side. Walk in shower, low level WC, wash hand basin, wall heater.

### OUTSIDE FRONT

Area of garden and parking facilities.

### REAR

Enclosed garden with a paved patio. Large concrete step accessing the additional garden which is laid to lawn.

### SERVICES

Mains water, electricity, gas and drainage.

### AGENTS NOTE

Council Tax; Band A.

### DIRECTIONS

From the Tesco superstore, follow Foundry Road eventually turning left into Stray Park Way. Continue a short distance, turning right into Rock Close where the property can be identified by a MAP for sale board. If using What3words: oatmeal.carriage.lifeguard.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Modern end terraced house
- Fitted kitchen
- Two bedrooms
- First floor shower room
- Gas central heating system
- Double glazed windows and doors
- Enclosed rear garden
- Parking facilities to front
- Vacant possession
- Popular residential location



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