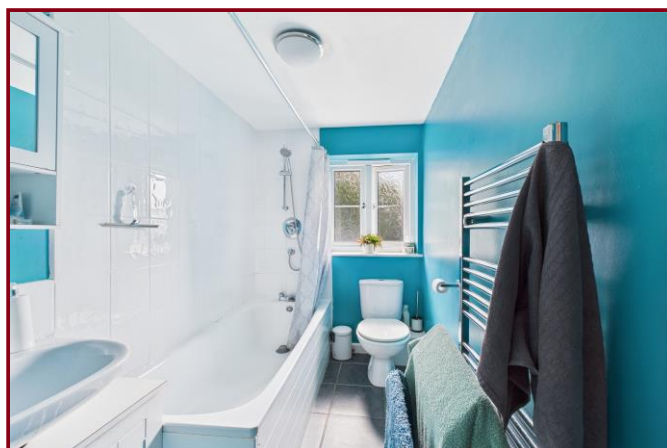




MAP estate agents
Putting your home on the map

**School Lane,
Troon, Camborne**

**£210,000
Freehold**





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Property Introduction

An opportunity to purchase this modern mid-terraced property located within the village of Troon, situated on the outskirts of the historic town of Camborne.

The property is considered to be an ideal purchase for those seeking a low maintenance property which has the benefits of uPVC double glazed windows and doors complemented by a gas fired central heating system.

Externally to the front is an off-road parking space whilst to the rear the garden is enclosed, laid mainly to lawn with a useful storage shed.

Upon entering the property an entrance hallway gives access to all principal rooms being the lounge, kitchen, rear porchway and cloakroom whilst to the first floor are two bedrooms and a further bathroom.

Location

Troon lies on the outskirts of the town of Camborne with its mainline railway station to London Paddington. The town offers a variety of retail outlets as well as supermarkets and is ideally situated for accessing the A30 trunk road.

Both north and south coasts are within a reasonable travelling distance with their delightful contrasting coastlines as well as the quaint coastal villages with charming cottages and fishing boats. Truro lies approximately thirteen miles distant, being the main centre in Cornwall for business and commerce and is also home to the Hall for Cornwall situated on the piazza.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE

Stairs to first floor, radiator. Doorway giving access to:-

LOUNGE 15' 11" x 12' 4" (4.85m x 3.76m) L-shaped, maximum measurements

uPVC double glazed window to front elevation. Understairs storage cupboard. Radiator.

KITCHEN/DINER 12' 4" x 9' 8" (3.76m x 2.94m)

uPVC double glazed window to rear elevation. A single stainless steel sink unit with mixer tap. A variety of base and wall mounted storage cupboards. A range of work surfaces. Plumbing for automatic washing machine and dishwasher. Built-in cooker and hob with extractor over. Doorway accessing:-

REAR PORCH

uPVC double glazed door to exterior. Gas fired boiler with useful storage cupboard under. Access to:-

CLOAKROOM

uPVC double glazed window to rear elevation. WC with concealed cistern and wash hand basin. Radiator and extractor fan.

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM ONE 12' 10" x 6' 7" (3.91m x 2.01m) maximum measurements

uPVC double glazed window to rear elevation and radiator.

BEDROOM TWO 11' 0" x 9' 5" (3.35m x 2.87m) plus recess and door recess

Two uPVC double glazed windows to front elevation, radiator and built-in double wardrobe with shelving.

BATHROOM

Panelled bath with shower over, close coupled WC and pedestal wash hand basin with storage cupboard under. Chrome heated towel rail, part tiled walls, linen cupboard and window to rear elevation.

EXTERIOR

Immediately to the front of the property is an off-road parking space for one vehicle on a gravelled driveway with a concrete pathway giving access to the property with an area of grass with tree to the side.

REAR GARDEN

The rear garden is enclosed, laid mainly to lawn and has a useful storage shed with power connected as well as a tap attached to the property.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

On entering Troon, turn left by the convenience store, continue along for a short distance turning right into School Lane where the property is located on the left hand side and a MAP For Sale board has been erected for identification purposes. If using What3words:- footballers.drama.meal

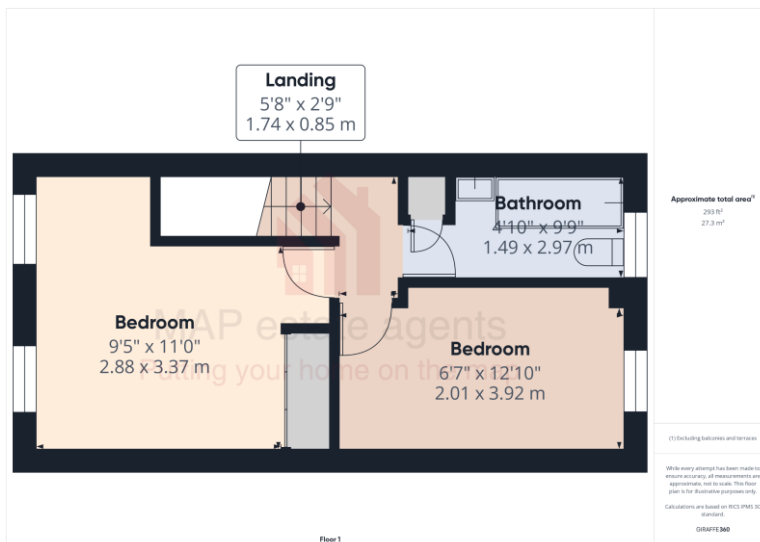


Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
A	(92+)		93
B	(81-91)		
C	(69-80)	79	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
*Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A modern terraced property
- Two bedrooms, principal with built-in wardrobe
- Kitchen/diner
- Bathroom and ground floor cloakroom
- Rear porchway
- uPVC double glazed windows and doors
- Gas fired heating system
- Enclosed rear garden
- Parking for one vehicle
- Close to village amenities



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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