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**Normandy Way,
Pengegon, Camborne**

**£145,000
Freehold**





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Property Introduction

Situated within a cul-de-sac, this terraced house built in the 1980's is being offered for sale chain-free.

Requiring some updating and modernisation, it is well suited for a practical first-time buyer or as an investment opportunity. Benefiting from two bedrooms and a bathroom on the first floor, there is a lounge, dining area and fitted kitchen. Fully double glazed, heating is provided by a gas combination boiler supplying radiators.

To the outside, there are gardens to the front and rear and parking is available in a bay across from the property, whilst to the rear is a largely grassed public open space.

Competitively priced to attract interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is located within a cul-de-sac and is a short distance from the centre of Camborne Town which is steeped in mining history and offers all the facilities you would expect for modern living.

There is a mix of local and national shopping outlets, the town benefits from a mainline Railway Station with direct links to London Paddington and the north of England and there is easy access onto the A30 trunk road.

Within a quarter of a mile, there is the edge-of-town 'Tesco' supermarket. Truro, the administrative and cultural heart of Cornwall is within fourteen miles while the north coast at Portreath is within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

LOUNGE 14' 2" x 9' 0" (4.31m x 2.74m) including staircase

Two uPVC double glazed windows to the front and stairs to first floor. Radiator. Door to:-

KITCHEN/DINER 14' 2" x 8' 5" (4.31m x 2.56m) maximum measurements

DINING AREA

uPVC double glazed door and side panel opening to the rear garden. Laminate flooring and radiator. Wide archway through to:-

KITCHEN AREA

uPVC double glazed window to the rear. Remodelled with a range of eye level and base units having adjoining roll top edge working surfaces and with an inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine, space for cooker with optional gas or electric supply and wall mounted 'Ideal' gas combination boiler. Laminate flooring.

FIRST FLOOR LANDING

A central landing with access to loft space and doors off to:-

BEDROOM ONE 10' 8" x 9' 2" (3.25m x 2.79m)

Two uPVC double glazed windows to the front. Radiator and recessed wardrobe.

BEDROOM TWO 8' 5" x 7' 0" (2.56m x 2.13m)

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a close coupled WC, pedestal wash hand basin and panelled bath with shower attachment. Electric vent. Radiator.

OUTSIDE FRONT

To the front, the garden is enclosed, there are mature shrubs and a palm tree.

REAR GARDEN

The rear garden is enclosed, secure for younger children and largely paved with a feature palm tree. Gate leads out onto a public open space.

PARKING

Opposite the property, there is a parking bay for one vehicle.

SERVICES

Mains gas, mains electric, mains water (metered) and mains drainage.

AGENT'S NOTES

The Council Tax Band for this property is Band 'A'. Our Lettings Director Ben Nichols advises that the rental income for the property would be in the region of £850 - £900 pcm.

DIRECTIONS

From 'Tesco' car park, turn left into Kegin Way and at a set of traffic lights, turn right into Kerrier Way and after the road bears around to the left, turn right at the next junction heading towards Lower Pengegon, cross over the railway line and then take the first turning right into Pengegon Parc, continue along the full length of Pengegon Parc into Normandy Way where the property will be identified in the cul-de-sac on the left-hand side. If using What3words: surfacing.dots.jubilant

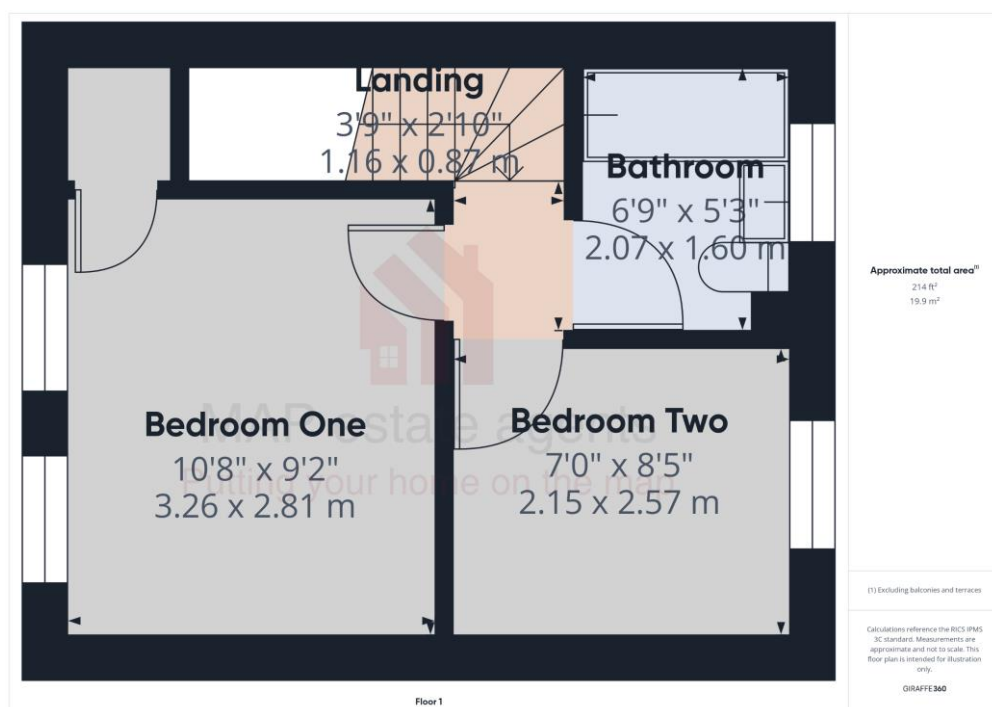
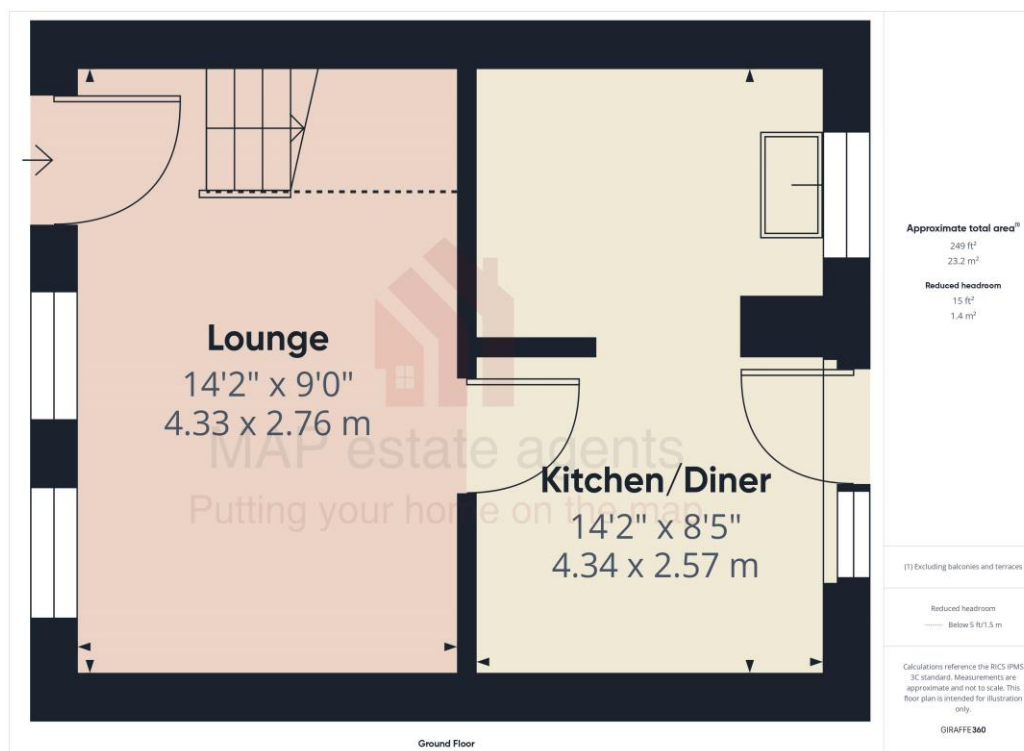


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Mid-terraced house
- Chain-free sale
- Requires some updating
- Two bedrooms
- Lounge
- Dining area
- Fitted kitchen
- uPVC double glazing
- Gas central heating
- Gardens and parking



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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