



Roskear Road
Camborne
TR14 8BX

Asking Price £180,000

- WELL PRESENTED
- LOVELY BACK GARDEN
- OFF STREET PARKING
- MODERN KITCHEN
- CONVENIENT EDGE OF TOWN LOCATION
- DOUBLE GLAZED THROUGHOUT
- GREAT FIRST BUY



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 721.19 sq ft



DESCRIPTION

A charming and very well presented two bedroom terraced home with an impressive long back garden and off road parking for two vehicles. There's an entrance hall, spacious Living room, A modern Kitchen, Ground floor Bathroom with space for utilities, along with two bedrooms to the first floor. The property has benefitted from a number of improvements in recent years and represents an excellent opportunity for a range of different buyers.

ENTRANCE

uPVC double glazed obscured door opening into:

ENTRANCE HALL

Stairs to first floor. Door opening into:

LIVING ROOM

13'9" x 12'3" (4.211 x 3.754)

An excellent main reception room with some lovely features. Recessed wood burner on Slate hearth with timber surround. uPVC double glazed window to front elevation with window seat beneath. Recessed cupboards either side of chimney breast. Modern electric panel radiator with digital display.

INNER HALLWAY

Under stairs storage cupboard. Door opening in to:

KITCHEN

10'0" x 7'10" (3.065 x 2.404)

A well designed and modern kitchen with Ceramic tile flooring. A range of floor standing and wall mounted cupboard and drawer units with Solid Oak work surfaces over. Integrated oven, four ring hob with extractor fan over. 1 bowl Stainless Steel sink unit with draining board and mixer tap over. Metro tile splashback. uPVC double glazed picture window overlooking the rear garden. Space for fridge Freezer. space for Table. Wall mounted electric radiator with digital display.

REAR HALLWAY

Ceramic tile flooring. uPVC double glazed obscured door opening into rear garden. airing cupboard with wooden slatted shelving and Water Cylinder. Door to:

BATHROOM

10'0" x 4'8" (3.062 x 1.440)

A generous bathroom with space and plumbing for washing machine at one end. Panelled bath with electric shower over. Low level W.C., Pedestal wash hand basin with tile splashback. uPVC double glazed obscured window to rear elevation. Part tiled to two walls.

FIRST FLOOR

A turning staircase with uPVC double glazed window overlooking the rear garden leads up to a first floor landing with plenty of natural light. Doors open to both bedrooms.

BEDROOM 1

12'4" x 9'1" (3.784 x 2.786)

A generous double bedroom with uPVC double glazed window to front elevation with window seat beneath. Electric radiator with digital display. Loft Hatch.

BEDROOM 2

9'3" x 7'11" max dimensions (2.843 x 2.417 max dimensions)

Another well proportioned bedroom with uPVC double glazed window to front elevation. Wall mounted electric digital radiator.

OUTSIDE

uPVC double glazed obscured door leading from the rear hallway leads directly out on to a concrete hard standing area which is suitable for outside dining. There's a very useful concrete build outbuilding here perfect for storage of garden furniture and lawnmower etc. A footpath leads down the garden and flanks a lovely level lawn which is beautifully maintained, and benefits from a wide range of plants, shrubs, and bushes throughout. The generous garden slopes very gently down and at the foot of the garden there's a fairly new approximately 10Ft. X 8Ft. pitch roofed garden shed. A pedestrian gate opens up into a driveway which is suitable for two vehicles, accessing the rear lane.

SERVICES

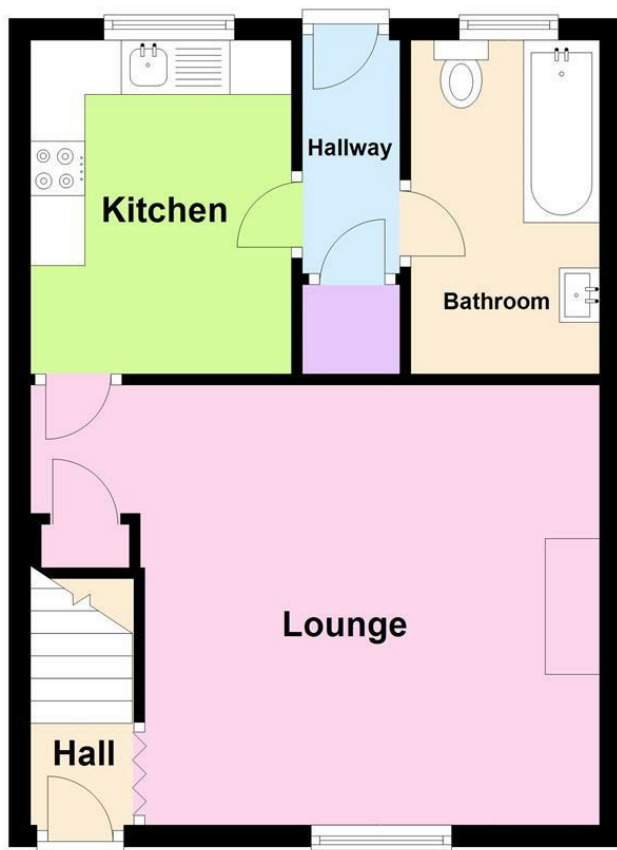
Mains gas, electric and drainage however none have been verified



Directions To Property

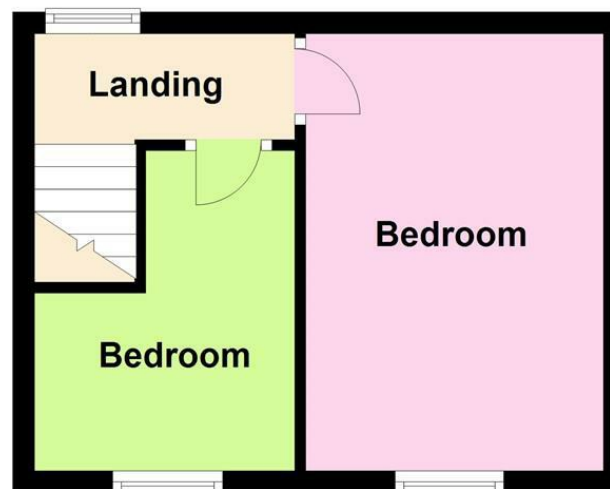
Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



First Floor

Approx. 21.1 sq. metres (227.0 sq. feet)



Total area: approx. 59.0 sq. metres (634.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us

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Valuation Request

