

Westborne Road

Camborne

TR14 7JD

£325,000

- EXTREMELY SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW
- IMPROVED THROUGHOUT BY CURRENT VENDORS
- KITCHEN/DINER, LIVING ROOM AND SEPARATE DINING ROOM/SUNROOM
- FABULOUS SIZEABLE BACK GARDEN
 - ATTACHED GARAGE
 - DRIVEWAY PARKING
- RECENTLY INSTALLED KITCHEN AND SHOWER ROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure -

Council Tax Band - C

Floor Area - 925.00 sq ft



DESCRIPTION

A superbly appointed and particularly spacious two bedroom detached bungalow with generous gardens to front and rear with plenty of parking and attached garage. The property is situated in a particularly sought after tucked away location in the ever popular Weeth area of Cambourne. The property has been dramatically improved by the current vendors over the last few years With full internal redecoration along with new kitchen and bathroom. Internally accommodation includes two double bedrooms, superb dual aspect living room, a sizeable kitchen/diner, a versatile sunroom/dining room and impressive shower room. All in all a very well presented property in a superb location. Early viewing as advised

ENTRANCE

UPVC double glazed obscure door open into:

DINING ROOM/SUN ROOM

18'8" m x 8'0" m max (5.7 m x 2.445 m max)

A superb and sunny triple aspect room currently arranged as a dining room. Slate tile effect laminate flooring. Radiator. UPVC double glazed window to side elevation. UPVC double glazed Patio door leaning out into the rear garden. Two radiators. Door opening into:

KITCHEN/DINING ROOM

17'0" m x 9'11" m of reducing to 9'7" m (5.185 m x 3.024 m of reducing to 2.938 m)

A generous, light and airy room with grey oak effect laminate flooring. An impressive and modern range of floor standing and wall mounted cupboard and drawer units with square edge marble effect work surfaces over. Integrated oven with five ring hob and extractor fan over. Space for washing machine. Space for tumble dryer. Space for American style fridge freezer. 1 1/2 bowl stainless steel sink unit with drainer board and mixer tap over. UPVC double glazed picture window overlooking the rear garden. Recessed boiler cupboard with Baxi gas fired combination boiler with further wooden slatted shelving. Radiator. Open doorway into:

FRPONT ENTRANCE HALL

Grey oak effect laminate flooring. Composite double glazed part obscure door into front garden. Doors leading to both bedrooms, living room and family shower room. Radiator.

LIVING ROOM

14'11" m x 12'1" m (4.563 m x 3.707 m)

A well proportioned dual aspect room with UPVC double glazed window to front elevation. UPVC double glazed window to side elevation. Radiator.

BEDROOM ONE

18'6" x 10'9" (5.663m x 3.301m)

A remarkably spacious principal bedroom with built-in double wardrobe with wooden slatted shelving. Open archway leads through to a dedicated dressing area with wall mounted radiator and UPVC double glazed window overlooking the rear garden.

BEDROOM TWO

11'1" m x 10'2" m (3.388 m x 3.102 m)

UPVC double glazed picture window to front elevation overlooking the front garden. Radiator.

SHOWER ROOM

6'10" x 5'5" m (2.098 x 1.653 m)

A really impressive and very recently refitted shower room with herringbone tile effect laminate flooring. Double sized shower cubicle with Myra power shower over. Low maintenance wall panelling to four walls. Inset wash hand basin with cupboard unit beneath. Radiator. Low level WC. UPVC double glazed obscured window to rear elevation. Loft hatch.

OUTSIDE

TO THE FRONT

To the front of the property there is a driveway providing parking for 2 to 3 vehicles giving direct access into the garage. To the front of the property there is a pleasant almost level lawned garden with a range of shrubs and hedging to the borders. There is a concrete pathway which leads along the front of the property giving access around to the rear.

TO THE REAR

The garden is accessed via the sliding patio doors from the dining room, or by way of pedestrian access following the pathway to the side of property via a pedestrian gate. The rear garden is particularly generous and predominantly laid to almost level lawn. There is a concrete pathway to the bottom of the garden giving access to an approximately 8' x 6' timber pent shed. There are areas of low maintenance slates chippings along with a range of shrubs and plants dispersed throughout



the garden. This impressive outdoor space Enjoy sun throughout the day and offers a good degree of privacy.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

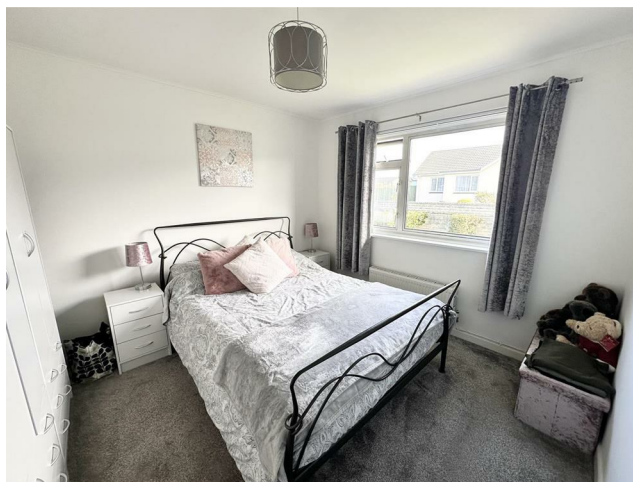
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert



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Please Speak to Our Lettings Area
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Information



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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