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BILL BANNISTER

Sales & Lettings



Rossmore, 13 Barlowena

Camborne, TR14 7RP

Guide price £325,000



Offered for sale with no onward chain, this well presented detached bungalow benefits from two bedrooms, a lounge with a gas fire, a separate dining room and a well fitted kitchen with appliances. The property is double glazed and this is complemented by gas fired heating. Externally there are well enclosed low maintenance gardens, a garage and a driveway providing parking facilities.



Barlowena is a most popular location, especially for retired persons and this well appointed detached bungalow is offered with no onward chain. Well presented, it has the benefit of two reception rooms and a fitted kitchen. Two bedrooms are provided together with a shower room. The property has gas heating plus an independent gas fire in the lounge and it is double glazed. Externally there is driveway parking plus a garage, a shed and a greenhouse. The gardens are well enclosed and have been thoughtfully tended over the years. Camborne town and railway station are within approximately two thirds of a mile and also the bus station. Out of town multiples are available at Pool and the A30 is within two miles.

RECESSED PORCH

With an obscure glazed door to:

HALLWAY

Radiator.

LOUNGE

10'1" x 13'5" (3.08m x 4.10m)

Fitted gas fire with a slate surround and a wooden mantel above. Radiator.

DINING ROOM

9'0" x 10'5" (2.75m x 3.20m)

Cupboard housing the Worcester gas combi boiler. Storage cupboard and a radiator. Sliding doors to:

KITCHEN

8'9" x 8'10" (2.68m x 2.71m)

A lovely dual aspect room with an external door. Plenty of working surfaces with splash backs, cupboards and drawers beneath plus a stainless steel sink unit. There is a tall cupboard and complementary eye level units. Appliances include a double oven, a hob, a cooker hood, a dishwasher, a fridge, a deep freeze and a washing machine.

BEDROOM 1

10'1" x 10'9" (3.09m x 3.28m)

With a radiator.

BEDROOM 2

9'2" x 10'1" (2.80m x 3.08m)

With a radiator.

SHOWER ROOM

7'7" x 6'10" (2.33m x 2.09m)

Shower cubicle with an electric shower and a sliding door. Wash hand basin and a wc. Two windows, tiling and a ladder radiator.

OUTSIDE

There is a low maintenance paved garden with some mature bushes and a side driveway leads to a GARAGE 2.43m x 6.57m (8' x 21'7"). The rear garden is particularly well appointed and has been well tended over the years. There are various borders and patio areas plus a greenhouse and garden store.

DIRECTIONS

Leaving Camborne railway station towards Troon turn immediately right into Mount Pleasant Road. Continue along and Barlowena will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

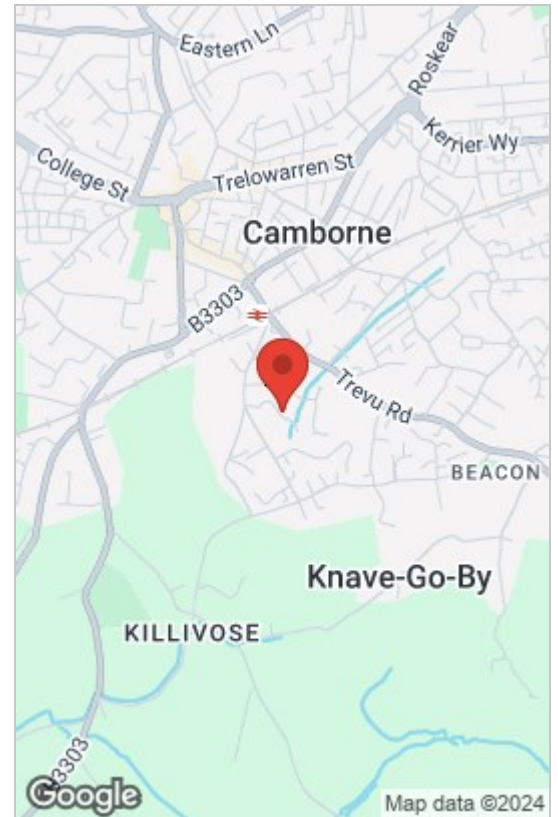
SERVICES

Mains drainage, mains metered water, mains electricity and mains gas heating.

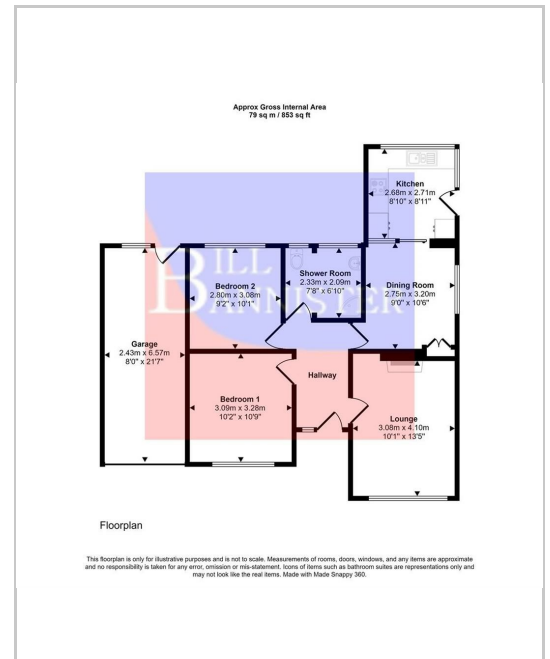
Broadband highest available download speeds - Standard 14 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Limited, Vodafone Likely (sourced from Ofcom).

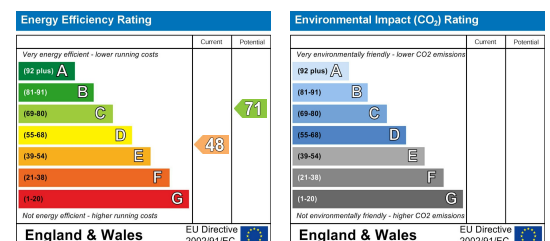
Area Map



Floor Plans



Energy Efficiency Graph



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