



108 Trethannas Gardens

Praze, Camborne, TR14 0LJ

Guide price £245,000



Offered for sale with no onward chain, this modern semi detached house benefits from well presented family sized accommodation. There are three bedrooms together with a first floor bathroom, a lounge with an open fireplace and a kitchen/diner with access to the rear. The property is double glazed and this is complemented by gas fired heating. Externally there is a low maintenance rear garden and an open plan front garden with the bonus of a garage and driveway parking.



Recently the subject of redecoration, this modern semi detached house is offered with the benefit of no onward chain. To the first floor there are three bedrooms with the master bedroom having two windows. The bathroom also includes a Triton electric shower. To the ground floor there is an entrance porch leading to the lounge with focal point turning stairs to the first floor and an open fireplace and hearth. The kitchen/diner is fitted with a good range of units and a cooker hood. The property has a gas heating system complemented by double glazing. Externally there is a parking space in front of the garage and an open plan lawned front garden. To the rear the garden is fully enclosed and to one side there appears to be an original Cornish hedge. The garden is paved for ease of maintenance. Praze village is a popular place in which to live and offers shops together with a public house and a school. Camborne and Helston are accessible together with Hayle.

ENTRANCE PORCH

Built-in cupboard, panelling to dado height, a upvc double glazed door and a tiled floor. Door to:

LOUNGE

14'10" x 14'2" (4.54m x 4.34m)

Focusing on a slate fireplace and hearth with turning stairs to the first floor. Laminate flooring and a radiator.

KITCHEN/DINER

15'1" x 8'10" (4.61m x 2.71m)

With a tiled floor and a door to the rear garden. Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath, space for white goods and splash backs. Complementary eye level cupboards are provided including a cooker hood. Radiator and a wall mounted Worcester gas boiler.

FIRST FLOOR

BEDROOM 1

15'4" x 6'6", 14'4" (4.69m x 2.44m)

Two windows to the front elevation and a radiator.

BEDROOM 2

7'10" x 8'11" (2.39m x 2.74m)

With a radiator.

BEDROOM 3

6'10" x 8'11" (2.09m x 2.73m)

With a radiator.

LANDING

Built-in cupboard and a radiator.

BATHROOM

5'4" x 6'3" (1.63m x 1.92m)

Panelled bath with a Triton shower, a tiled surround and a screen. Pedestal wash hand basin with a splash back. WC and a radiator.

OUTSIDE

There is an open plan lawned front garden and parking in front of the GARAGE 2.52m x 4.84m (8'3 x 15'11) with an up and over door, a rear pedestrian door, power, water and light connected. The rear garden is particularly well enclosed being paved and having Cornish hedging along one boundary.

DIRECTIONS

From Camborne town take the main road towards Helston and as you enter the village of Praze turn left. Follow the road round to the right and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

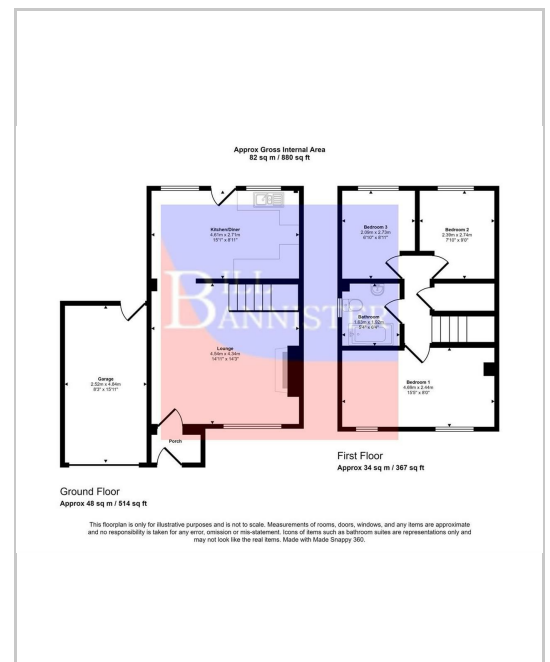
Broadband highest available download speeds - Standard 19 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three None, O2 Likely, Vodafone Likely (sourced from Ofcom).

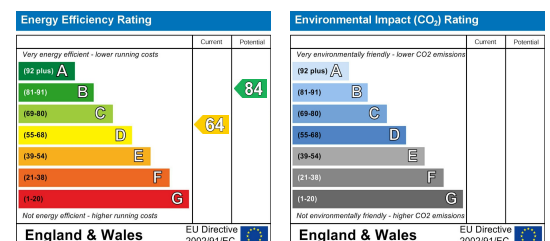
Area Map



Floor Plans



Energy Efficiency Graph



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