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BILL BANNISTER

Sales & Lettings



52 Condurrow Road Beacon, Camborne, TR14 7SR

Guide Price £170,000



Offered for sale with no onward chain and situated in a popular village location, this semi detached bungalow benefits from two bedrooms, a lounge, a shower room, a kitchen/diner and the bonus of a utility room. The property is double glazed and this is complemented by gas fired heating. Externally the lawned front garden benefits from lovely views over open countryside and there is a good sized well enclosed rear garden.



Offering stunning elevated views over adjacent countryside and further towards the north coast of Cornwall, we are delighted to offer this two bedroom semi detached bungalow for sale which comes to the market chain free. The property can be found in Beacon, a popular village located on the outskirts of Camborne, the village itself providing local businesses including a butcher, a chemist, a fish and chip shop and a public house amongst others. Camborne offers further amenities including a main line railway station and bus services. The property itself comprises of an entrance porch, a lounge, two bedrooms, a shower room, a sizeable kitchen/diner and a manageable rear garden. The property also has gas central heating which is further complemented by double glazing.

Upvc front door with a solid lower panel and double glazed upper section leading to:

PORCH

Double glazed window overlooking the front aspect and garden with views. Double glazed window to the side aspect and a upvc front door with obscure glazed panels leading to:

LOUNGE

13'1" x 11'7" (3.99m x 3.54m)
Two alcoves either side of a hidden fireplace. Upvc double glazed window overlooking the front garden and front aspect. Radiator and door to:

BEDROOM 1

11'3" x 10'11" (3.45m x 3.34m)
Upvc double glazed window overlooking the front aspect. Radiator and loft access hatch.

INNER HALLWAY

BEDROOM 2

8'7" x 9'8" (2.64m x 2.97m)
Upvc double glazed window overlooking the rear garden.

SHOWER ROOM

5'6" x 6'6",39'4" (1.68m x 2,12m)
Triton electric shower with a glass screen, wash hand basin with vanity below and a low level wc. Wall mounted towel rail and aqua board splash backs throughout. Obscure double glazed upvc window.

KITCHEN/DINER

9'10" x 15'11" (3.02m x 4.86m)
Cupboard housing an Alpha boiler with some shelved storage. Range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Stainless steel sink and drainer with a tiled splash back. Space and plumbing for white goods and a radiator. Upvc double glazed window overlooking the rear aspect and garden. Part glazed door leading to:

UTILITY AREA

6'3" x 5'5" (1.92m x 1.67m)
Plumbing and space for white goods. Upvc double glazed window overlooking the rear garden and a upvc door with a solid lower panel and a double obscure glazed upper section leading to the side of the property and the rear garden.

OUTSIDE

The front garden is mainly laid to lawn with mature bushes and trees plus considerable views over the local countryside and beyond. There is a paved pathway to the front door and we understand that there will be a new pathway installed also giving access to the property as there are ongoing building works directly behind the property and to the side. The rear garden is raised and enclosed being mainly laid to lawn with borders of mature bushes, shrubs and trees.

DIRECTIONS

From Camborne railway station proceed along Trevu Road and up the hill towards Beacon. At Beacon Square turn left opposite the pub into Condurrow Road where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

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

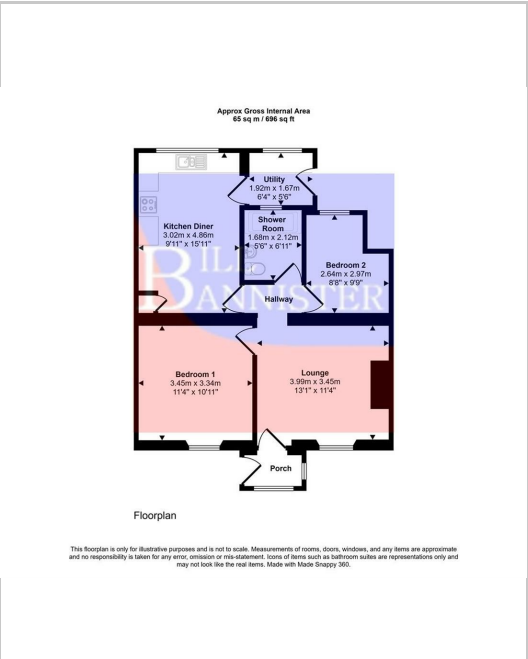
Broadband highest available download speeds - Standard 8 Mbps, Superfast 65 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

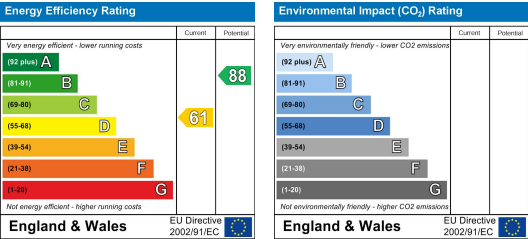
Area Map



Floor Plans



Energy Efficiency Graph



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