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Sales & Lettings



## 45 Treswithian Park Road

Camborne, TR14 7NH

**Guide Price £179,950**



Offered for sale with no onward chain, this modern end terraced house is ideal for first time buyers or investment purposes. The accommodation benefits from two bedrooms with a first floor bathroom, an entrance porch, a lounge and a fitted kitchen/diner with the bonus of a ground floor wc. The property is double glazed and this is complemented by electric heating. Externally there is driveway parking for up to two vehicles and an enclosed south facing rear garden.



Most conveniently placed for local schools, both primary and secondary, we are very pleased to bring to market what is a well proportioned, modern two bedroomed end of terrace home on the edge of Camborne, sited within a cul-de-sac location. On entry, the front door opens into a good sized and convenient porch. There is a lounge/living room with stairs accessing the first floor. A door leads through to a good sized kitchen/diner with a range of fitted units and including an integrated electric hob and oven with a grill below. There is also the added benefit of a downstairs WC from the kitchen. The rear garden can also be accessed through patio doors in the kitchen. To the first floor, there are two bedrooms, one at the front with the other to the rear, the front bedroom is of a very good size with far reaching views in a northerly direction. Complementing the bedrooms is a family bathroom including a shower over via a mixer tap. Externally, to the front of the property is a block paved driveway with parking for two vehicles. The rear garden is fully south facing with a pleasant decking area accessed immediately from the kitchen. There is a laid to lawn area with a gravelled area, lean-to open storage and a shed. The A30 trunk road is within one mile, around three minutes distant by car whilst the many local amenities of Camborne, including both independent and chain stores as well as a supermarket, are within a fifteen minute walk or short drive. The mainline railway station in the town, which offers services to London as well as other destinations, is less than a twenty minute walk or five/six minutes by car. Further afield, the coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in less than fifteen minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as many other surrounding attractions being easily accessible.

Upvc front door with an obscure double glazed door leads to:

#### ENTRANCE PORCH

5'2" x 4'4" (1.58m x 1.33m)

Radiator and an obscure double glazed window to the front aspect. Door to:

#### LOUNGE

13'8" x 12'5" (4.19m x 3.79m)

Stairs leading to the first floor. Upvc double glazed window overlooking the front driveway and aspect with a radiator below. EI optical mains smoke alarm. Door to:

#### KITCHEN/DINER

13'5" x 12'0" (4.10m x 3.66m)

Fitted with a range of eye level and base level storage cupboards and drawers with an Amica electric hob and an integrated Indesit oven and grill below extractor hood above. Wood effect worktops and a single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect with a tiled splash back. Space and plumbing for a washing machine. Space for a tall fridge/freezer. Radiator and upvc double glazed patio doors opening out to the rear decking. Steeple extractor fan and a mains EI heat alarm. Door to:

#### WC

4'3" x 5'6" (1.30m x 1.68m)

Low level wc, wash hand basin with a tiled splash back and a radiator. Obscure double glazed window to the rear aspect and a Manrose extractor fan.

#### FIRST FLOOR

##### LANDING

EI optical mains smoke alarm and a loft access hatch.

#### BEDROOM 1

10'5" x 12'7" (3.19m x 3.85m)

Upvc double glazed window overlooking the front garden and aspect with far reaching views in a northerly direction. Radiator.

#### BEDROOM 2

7'3" x 11'7" (2.21m x 3.55m)

Upvc window overlooking the rear garden and aspect with a radiator below.

#### FAMILY BATHROOM

6'0" x 8'2" (1.83m x 2.49m)

Low level wc and a wash hand basin with a tiled splash back. Bath with a shower mixer tap and a tiled splash back. Door to a full height airing cupboard with shelving. Wall mounted towel radiator. Obscure double glazed window to the rear aspect and a Manrose extractor fan.

#### OUTSIDE

To the front a block paved driveway provides parking for two vehicles and leads to the front door. To the rear, patio doors lead out to a decking area with a laid to lawn area. There is a traditional walled border to the rear with mature trees and shrubs. A gravelled area leads to a lean-to and a garden shed.

#### DIRECTIONS

Leaving the A30 at Camborne West turn left at the roundabout and then straight on at the next mini roundabout towards Camborne town. Take the first turning right into Treswithian Park Road and proceed to the head of the cul-de-sac where the property will be found in the left hand corner.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

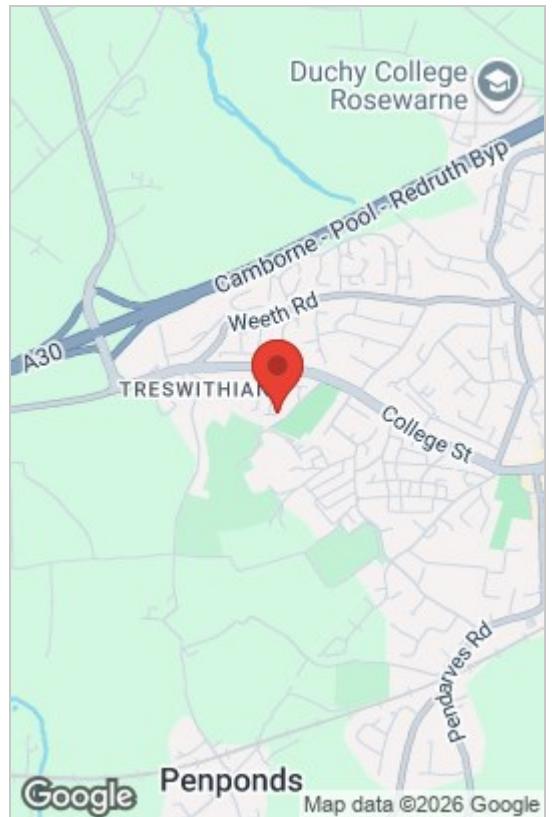
Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps (sourced from Ofcom).

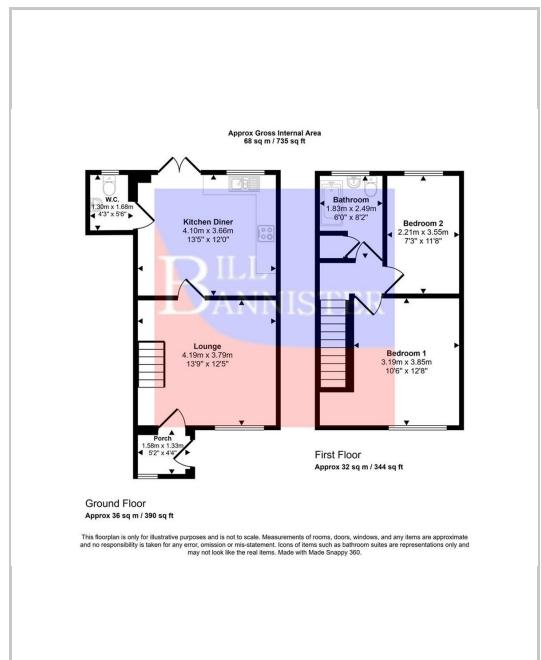
#### Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor, O2 - Good outdoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

