

MAP estate agents

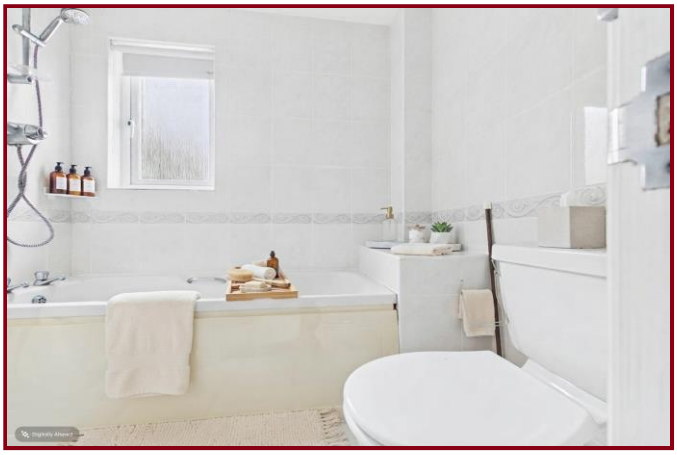
Putting your home on the map

Jubilee Place, Camborne

Fixed Price £177,500

Freehold







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Property Introduction

Offered for sale chain free, this modern semi-detached house is subject to a Section106 local connection restriction (please read Agent's Notes for detailed information).

The property benefits from two bedrooms and a bathroom on the first floor. From the entrance vestibule, there is access to a WC and the well fitted kitchen/diner with a range of eye level and base units, this opens to the lounge which has double doors opening to the rear garden.

Heating is provided by a gas fired central heating boiler and there is uPVC double glazing.

To the outside the gardens are gravel chipped for ease of maintenance and parking is available for one vehicle.

Well presented and ready to move into, viewing our interactive virtual tour is recommended prior to arranging a closer inspection.

Location

Jubilee Place is set off Roskear Road on the eastern side of Camborne, within walking distance there is schooling for younger children and a Tesco edge of town superstore.

The ancient mining town of Camborne offers an eclectic mix of local and national shopping outlets, there are bars and places to eat together with a mainline Railway Station which connects with London Paddington and the north of England.

The A30 trunk road runs to the north of the town. The rugged north coast at Portreath is a five mile drive away whilst the city of Truro - Cornwall's hub for shopping and the south coast University town of Falmouth are both within commuting distance.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Ceramic tiled floor and doors opening off to cloakroom and kitchen/diner.

CLOAKROOM

uPVC double glazed window to the front. Fitted with a close coupled WC and a wall mounted wash hand basin. Half ceramic tiling to walls and ceramic tiled floor.

KITCHEN/DINER 10' 4" x 8' 8" (3.15m x 2.64m)
uPVC double glazed window to the front. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Gas cooker point with cooker hood over and wall mounted 'Glow worm' combination gas boiler. Turning stairs to first floor, radiator and ceramic tiled floor. Space for automatic washing machine. Glazed door opens to:-



LOUNGE 12' 3" x 7' 11" (3.73m x 2.41m)
uPVC double glazed French doors opening onto the rear with uPVC double glazed side panels. Laminate flooring and radiator.

FIRST FLOOR LANDING
A central landing with access to loft space. Panelled doors open off to:-



BEDROOM ONE 11' 6" x 8' 4" (3.50m x 2.54m)
Enjoying a dual aspect with uPVC double glazed window to the side and circular double glazed window to the rear. Radiator.

BEDROOM TWO 8' 3" x 7' 4" (2.51m x 2.23m)
uPVC double glazed window to the front. Fitted three door recessed wardrobe and radiator.

BATHROOM
uPVC double glazed window to the side. Fitted with a contemporary style suite comprising of a close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Tiled flooring, part tiled walls and radiator.



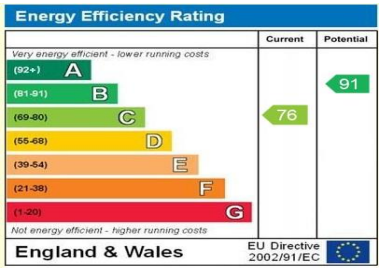
OUTSIDE
To the front the garden is gravel chipped with ease of maintenance in mind and offers parking for one vehicle. Pedestrian access leads to the side of the property where the rear garden is enclosed, secure for pets and younger children and again has been largely gravelled to ease maintenance.

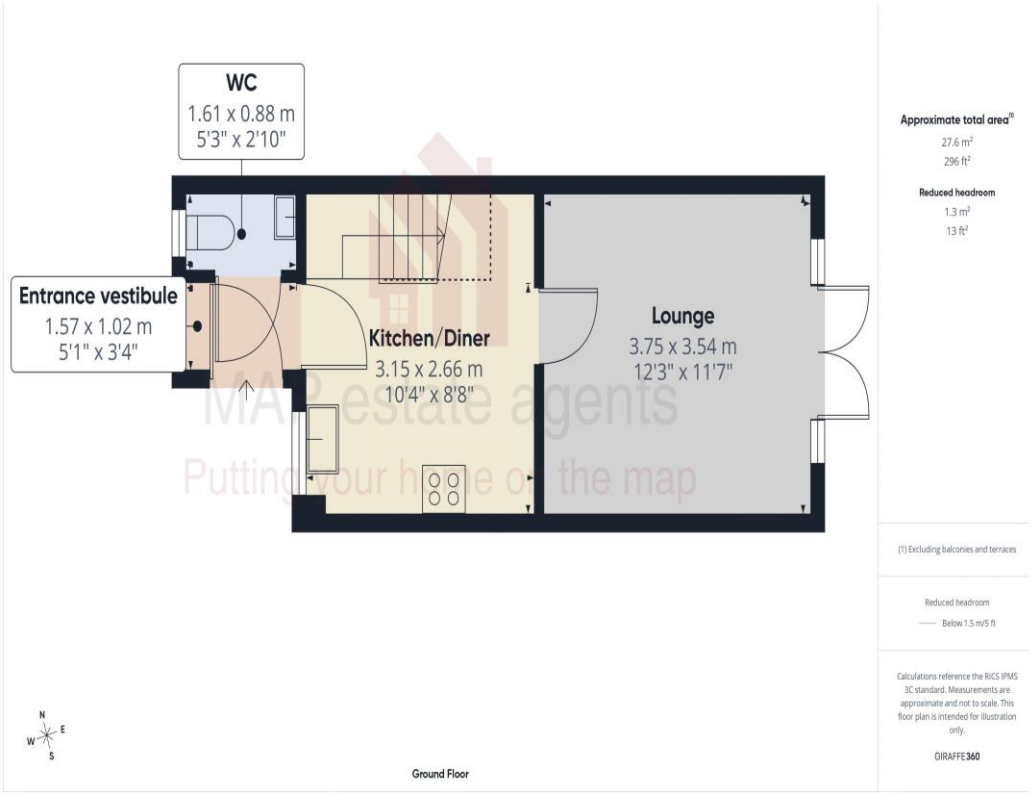
SERVICES
Mains water (metered), main electricity, mains drainage and mains gas.

AGENTS NOTES
The Council Tax band for this property is band 'B'. Please be advised the property can only be sold to someone with a housing need and the qualified person has to have resided in the former Kerrier District Council area for a period of five years or has a strong local connection with the former Kerrier district by means of a family member. Strong local connections within the former Kerrier District Council area can be evidenced by either birth, education whilst under the age of 18 years and current employment or previous periods of employment of residents of at least five years.



DIRECTIONS
From the Tesco car park, turn left into Kegin Way and at a set of traffic lights turn left again, at a roundabout take the first exit let and turn right into Albert Street and then at a staggered unction, turn right into Roskear Road where the entrance to Jubilee Place will be found on the right hand side. For viewing purposes it may be prudent to park in Roskear Road and take the second entrance into Jubilee Place where the property will be identified on the left hand side. If using What3Words :- Brink.Jacuzzi.Shuffle.







MAP's top reasons to view this home

- S.106 restricted house for local qualifying buyers
- Semi-detached house
- Two bedrooms
- Lounge
- Fitted kitchen/diner
- First floor bathroom
- Ground floor WC
- uPVC double glazing and mains gas central heating
- Gardens and parking
- Chain free sale

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