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# BILL BANNISTER

Sales & Lettings



## 6 Hull Road , Camborne, TR14 8GS

**£225,000**



Situated in a convenient location and offered with no onward chain, this modern semi detached house benefits from well presented family sized accommodation. There are three bedrooms, a fitted kitchen, a spacious lounge/diner, a first floor bathroom and the bonus of a ground floor wc. The property is double glazed and this is complemented by gas heating. Externally there are two parking spaces to the front and a well enclosed rear garden.



Offered with no onward chain and built in 2017, therefore benefiting from a remaining NHBC warranty, we are very pleased to bring to market this three bedroom semi detached house, set within a cul-de-sac in a most convenient location that would make an ideal first or second family home or as an investor property. It should be noted that this house has two allocated parking spaces directly outside the property. Internally, a spacious entrance hallway is complemented by a downstairs WC/cloakroom with a wash hand basin. Thereafter, a door opens out into a fitted kitchen and a door to a spacious lounge/diner that gives direct access to the rear garden via patio doors. A switchback staircase leads to the first floor landing from where the three bedrooms are accessed and these are served by a family bathroom that includes a thermostatic shower over the bath. The property has gas central heating complemented by double glazing throughout. Externally, to the front there is a block paved driveway with two allocated parking spaces whilst other street parking is available nearby if required. To the rear, there is a fully enclosed low maintenance, fence bordered garden which is a safe haven for both children and pets alike. Located in a modern residential development, the property is close to the town centre and there is also a major supermarket within a short walking distance. Furthermore, there are excellent transport links including a mainline railway station and bus services.

Access to the A30 trunk road is within two miles whilst further afield, the coastal village of Portreath with its beach and access to the South West Coastal Path can be reached in less than fifteen minutes by car.

Upvc front door with obscure double glazed panel opens into:

#### HALLWAY

Storage cupboard housing services, mains smoke alarm and a radiator. Door to:

#### CLOAKROOM/WC

Low level and a wash hand basin with a tiled splash back. Radiator and a upvc obscure double glazed window to the front aspect.

#### KITCHEN

8'3" x 9'4" (2.53m x 2.85m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Stainless steel sink and drainer below a upvc double glazed window overlooking the front driveway and aspect. Integrated Zanussi gas hob with an integrated Zanussi oven and grill below plus a built-in extractor hood above. Space and plumbing for a washing machine, space for a tall fridge/freezer and space for further white goods. Door to:

#### LOUNGE/DINER

15'7" x 15'11" (4.75m x 4.86m)

A spacious room with two radiators and upvc double glazed patio doors with double glazed side panels opening to the rear patio. A door opens to an understairs storage cupboard with a light.

#### FIRST FLOOR

##### LANDING

Radiator and a loft access hatch. Door opens to a storage cupboard housing a Potterton Promax boiler with slatted shelved storage. Mains smoke alarm and an EI mains carbon monoxide alarm.

##### BEDROOM 1

8'3" x 12'6" (2.54m x 3.83m)

Radiator below a upvc double glazed window overlooking the front aspect.

##### BEDROOM 2

8'3" x 12'5" (2.52m x 3.81m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect.

##### BEDROOM 3

6'9" x 8'3" (2.07m x 2.53m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect.

#### FAMILY BATHROOM

6'9" x 6'0" (2.07m x 1.83m)

Low level wc and a wash hand basin with a tiled splash back and mirrored medicine cabinet above. Bath with a tiled splash back, thermostatic shower over and a hinged glass shower screen. Upvc obscure double glazed window to the front aspect set in a deep sill. Manrose extractor fan.

#### OUTSIDE

To the front there is a block paved driveway providing allocated numbered parking for two vehicles. There is an outside light to the front and a side pathway leads to a gate accessing the rear garden. The rear garden has a patio area leading to a laid to lawn section. The garden is enclosed by fencing with borders of small trees and bushes. Steps lead down to the rear gate.

#### DIRECTIONS

Approaching Tesco roundabout in Camborne from the Redruth direction take the first exit left into Kerrier Way. Take the second turning left into Drop Stamp Road, first right into Stannary Road and then first right into Hull Road. The property will be found in a cul-de-sac on the left hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

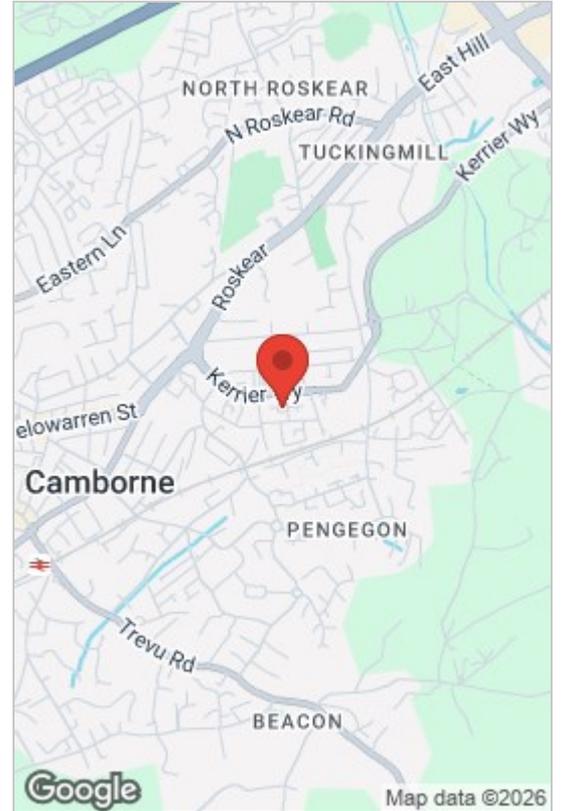
#### SERVICES

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

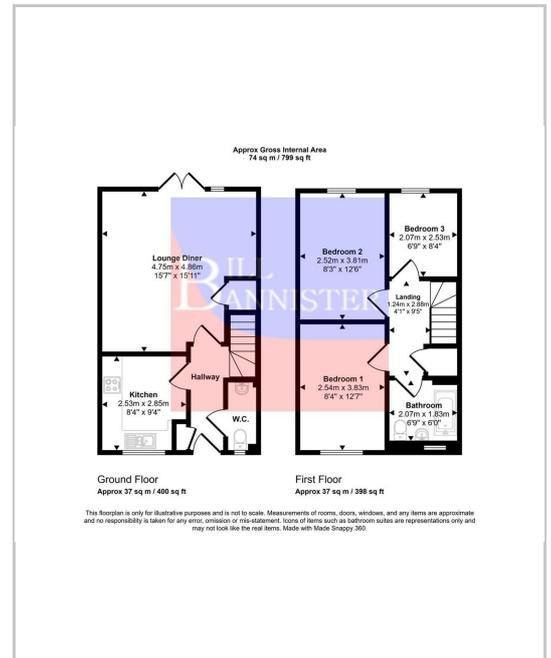
Broadband highest available download speeds - Standard 11 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

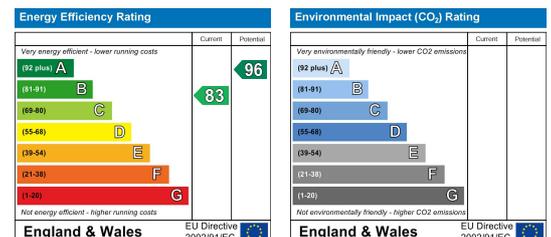
## Area Map



## Floor Plans



## Energy Efficiency Graph



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