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BILL BANNISTER
Sales & Lettings



59 Roseland Park

Camborne, TR14 8NA

Guide Price £259,950

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Roseland Park is a favoured area of Camborne being on the outskirts of the town on the north coast side. This semi detached bungalow is tucked away in the corner and offers two bedroomed accommodation together with a well appointed kitchen and shower room. There is also the bonus of a conservatory to the side. Heating is via a gas fired system and this is complemented by double glazing. The gardens are on a corner site and in our opinion are well proportioned and offer a lot of scope for the keen gardener. They are enclosed and quite private and to the front there is a tarmac hard standing providing parking and turning facilities for several vehicles. There is also quite a substantial garden shed. Camborne town offers a good range of shopping facilities together with a main line railway station and a bus depot. Access is given to the A30 and the north coast at Portreath is within approximately four miles.

ENTRANCE HALL

Loft access, a radiator and a cupboard housing a Vaillant gas combi boiler.

LOUNGE

11'10" x 12'11" (3.62m x 3.94m)

Fire surround with tiling, a dado rail and a radiator.

KITCHEN

12'1" x 9'8" (3.69m x 2.96m)

Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath plus complementary eye level units. Space for white goods and a cooker hood.

BEDROOM 1

10'9" x 10'10" (3.29m x 3.32m)

Fitted wardrobes and a radiator.

BEDROOM 2

8'3" x 9'10" (2.53m x 3.01m)

Fitted wardrobes and a radiator.

SHOWER ROOM

4'6" x 7'3" (1.39m x 2.21m)

Tiled walls and a Velux roof light. Low level wc and a wash hand basin built into a vanity unit with storage cupboards below and a mirrored medicine cabinet above. Shower cubicle with a Mira shower and glass shower screen. Radiator and a tiled floor.

CONSERVATORY

8'7" x 11'10" (2.62m x 3.63m)

A triple aspect room with French doors to the garden. Wood flooring and a radiator.

OUTSIDE

A generous well proportioned and enclosed plot with access to the front leading to tarmac parking facilities for several vehicles. A side pedestrian gate leads to quite a substantial side garden which again is enclosed and offers plenty of scope for perhaps someone wishing to grow vegetables. To the rear the garden is sheltered and enclosed by a substantial block wall. It is laid to patio slabs for ease of maintenance and has plenty of borders.

DIRECTIONS

From our office in Redruth take the main road towards Camborne, through Pool and up to the crossroads and traffic lights at the top of Tuckingmill Hill. Proceed down the hill and turn right by the mattress shop into North Roskear Road. At the mini roundabout continue straight on into Eastern Lane. At the T junction take the second turning right into Kings Road and continue on into Roseland Park. At the top turn left and then the next left where the property will be found at the head of the cul-de-sac.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

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

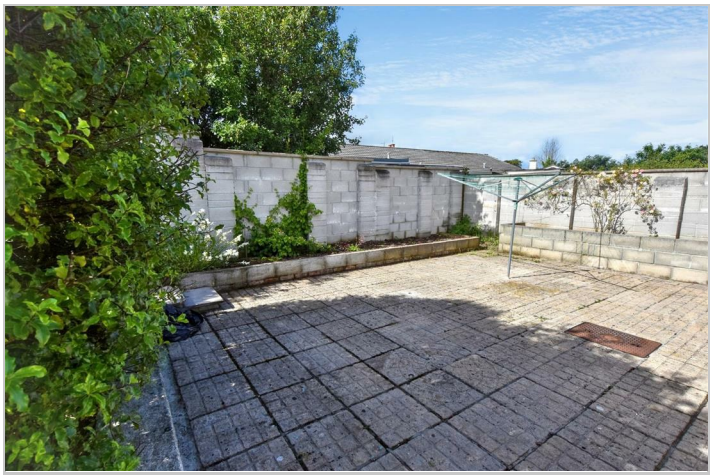
Broadband highest available download speeds - Standard 9 Mpbs, Superfast 80 Mpbs (sourced from Ofcom).

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









Road Map



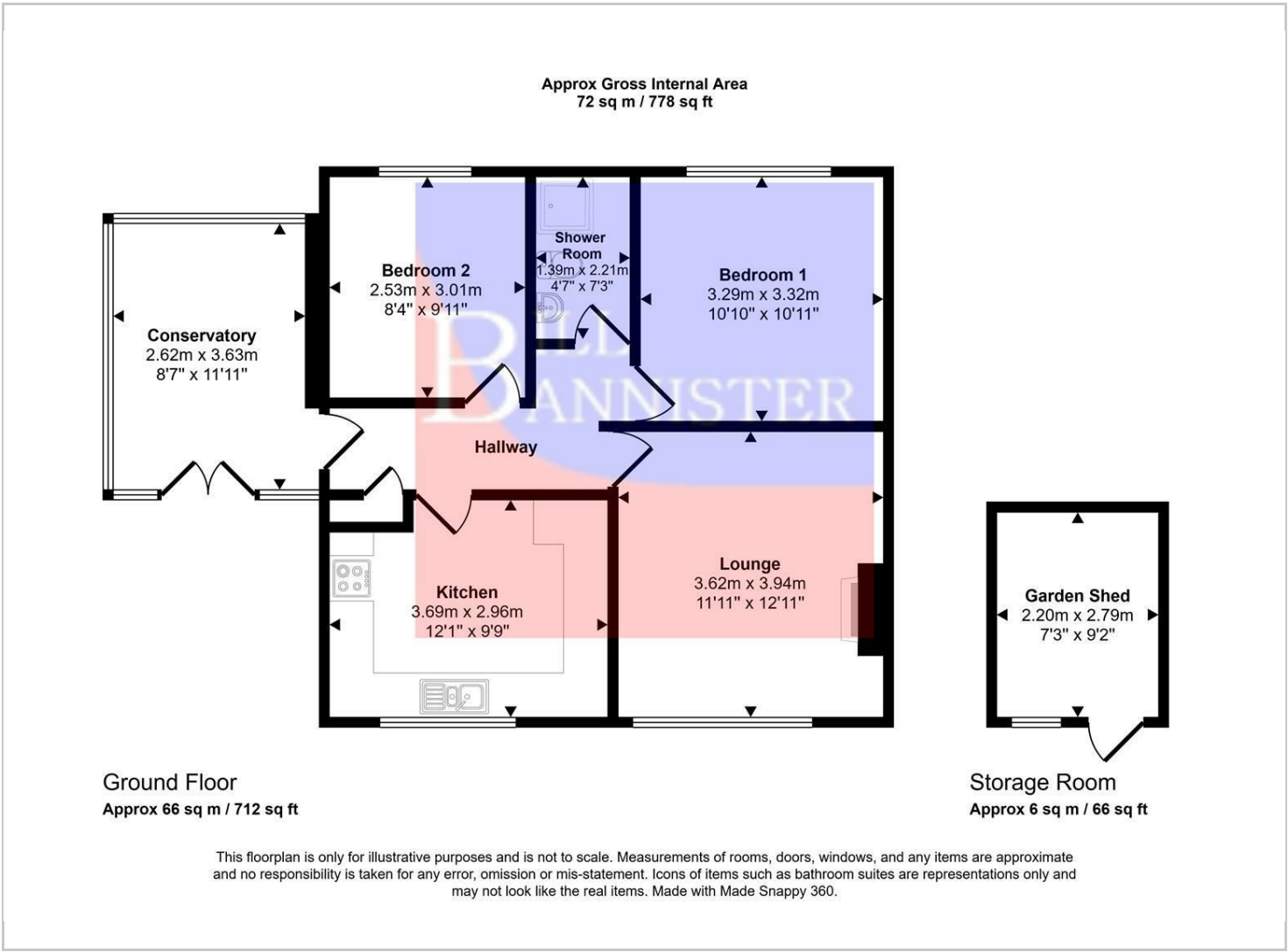
Hybrid Map



Terrain Map



Floor Plan

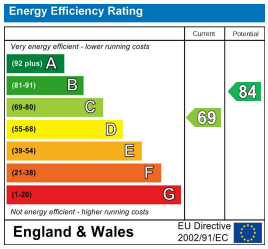


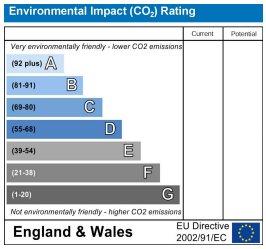
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.