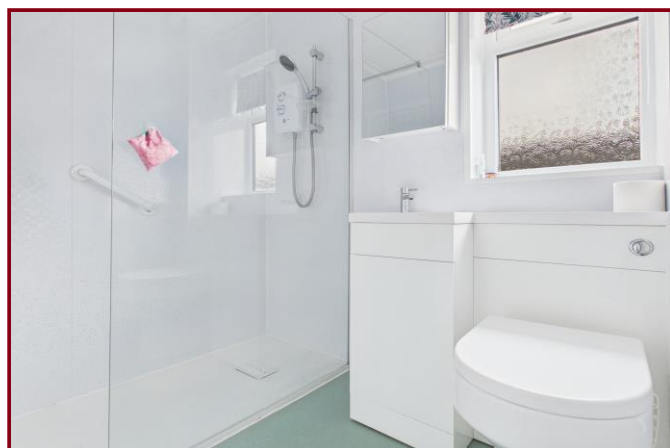




MAP estate agents
Putting your home on the map

Roskrow Close, Four Lanes

£195,000
Freehold





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Property Introduction

Situated within a small cul-de-sac in the centre of the village of Four Lanes, this semi-detached bungalow, which has been recently updated to include a new kitchen and shower room is ideal for a first-time buyer or a retired couple.

Internally, one will find two double size bedrooms, a lounge/dining room, a re-fitted kitchen and to the rear there is a generous conservatory which also gives access to the garage. The shower room has recently been updated with a contemporary suite, there are modern, high energy efficient electric storage heaters which are supplemented by solar panels on the roof and there is full uPVC double glazing.

To the outside, there are low maintenance gardens to the front, side and rear which have been mainly stone chipped and have a range of mature shrubs. The driveway to the rear of the property leads to the garage and affords additional parking if required and the garage benefits from power, light, a side courtesy door to the conservatory and an automatic up-and-over door.

A property which requires closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The village of Four Lanes has a convenience store and Post Office, there is schooling for younger children and a choice of Public Houses.

The nearest major town is Redruth which is within three miles, here there are local and national shopping outlets, secondary schooling and a mainline Railway Station with direct links to London Paddington and the north of England.

The A30 trunk road runs to the north of Redruth, Camborne is some four miles distant and Helston is within eight miles.

The city of Truro is within twelve miles and the university town of Falmouth on the south coast is some thirteen miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed entrance door opening to:-

ENTRANCE PORCH

uPVC double glazed windows on two sides set on dwarf walling and with a door opening to:-

LOUNGE/DINING ROOM 14' 4" x 10' 8" (4.37m x 3.25m)

uPVC double glazed window to the front. Recessed airing cupboard containing copper cylinder with immersion heater and high output night storage heater. Doors open off to kitchen and inner hall.

KITCHEN 10' 8" x 6' 10" (3.25m x 2.08m) plus recess

uPVC double glazed door and window to the rear conservatory. Recently re-fitted with a range of gloss white eye level and base units having adjoining roll top edge working surfaces and featuring an inset stainless steel single drainer sink unit with mixer tap. Extensive ceramic tiled splashbacks, space and plumbing for an automatic washing machine and cooker point. High output night storage heater and two-door storage cupboard.

INNER HALL

Vent for positive pressure ventilation system. Doors open off to:-

BEDROOM ONE 8' 9" x 8' 3" (2.66m x 2.51m) plus doorway recess

uPVC double glazed window to the front. High output night storage heater.

SHOWER ROOM

uPVC double glazed window to the side. Recently re-fitted with a combined hidden cistern WC and wash hand basin with storage beneath, low entry doorless over size shower enclosure with 'Triton' electric shower, wall-mounted fan heater and shower panelling to walls. Access to loft space.

BEDROOM TWO 8' 2" x 7' 6" (2.49m x 2.28m) plus doorway recess

uPVC double glazed window to the rear. High output night storage heater.

CONSERVATORY 17' 4" x 6' 8" (5.28m x 2.03m)

uPVC double glazed windows to the rear and side and uPVC double glazed door to the rear. Slate tiled flooring, high output night storage heater and door to integral garage.

OUTSIDE FRONT

Designed to be easy to maintain, the gardens have been largely gravelled and extend to the side of the bungalow and have been planted with ground cover shrubs to create a pleasant outlook.

GARAGE 16' 0" x 7' 5" (4.87m x 2.26m)

Automatic up-and-over door and having power and light connected. Pedestrian door to conservatory.

REAR GARDEN

The rear garden has been designed with low maintenance in mind and has gravelled beds, raised shrubs to the borders and there is a driveway giving additional parking if required leading to the garage. External water supply.

SERVICES

Mains water (metered), mains drainage and mains electricity.

AGENT'S NOTES

The Council Tax Band for this property is Band 'A'. The bungalow features a positive pressure ventilation system designed to introduce filtered air to the bungalow and reduce condensation.

DIRECTIONS

From Redruth Railway Station, proceed down the hill turning left at the first set of traffic lights, at the next set of traffic lights, take the third turning right towards Helston and continue up the hill towards Four Lanes. On entering the village, immediately after passing the crossroads in the centre, take the next turning on the right into Trevarren Avenue and Roskrow Close will be found on the left-hand-side. The bungalow is the last bungalow on the left-hand side prior to a terrace of houses. If using What3words: gradually.luckier.sparks

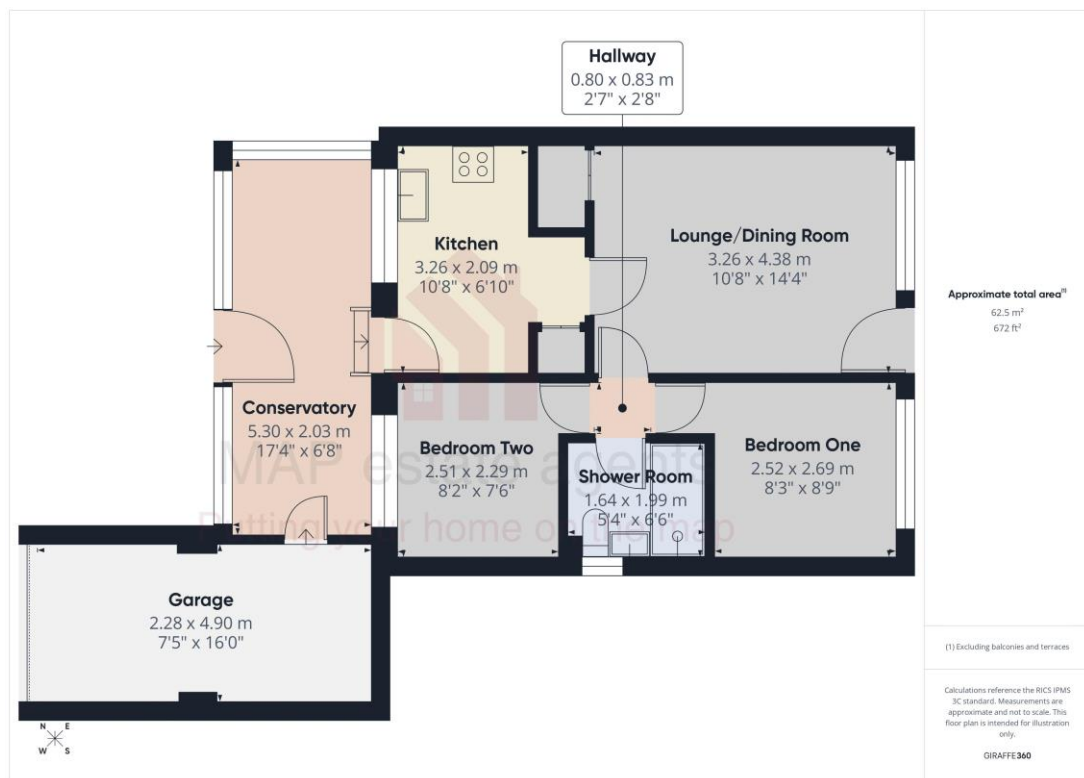


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Chain-free sale
- Updated semi-detached bungalow
- Two bedrooms
- Lounge/dining room
- Re-fitted kitchen
- Remodelled shower room
- Conservatory to the rear
- Integral garage
- Modern electric heating with solar panels
- Attractive low maintenance gardens



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