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BILL BANNISTER

Sales & Lettings



23 Cadogan Road

Camborne, TR14 7RY

£249,950

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A principle feature of this property is the tucked away location being accessed via a private lane. The first impression is the paviour parking to the front with room for several vehicles and turning space. This is a semi detached house with views over fields. The grounds have been thoughtfully landscaped to the side and rear with borders, rockeries and a summerhouse takes advantage of the sunny aspect. Internally, this dormer house has two first floor bedrooms with the master ensuite and fitted wardrobes complimented by gas heating and double glazing. The ground floor has a well-appointed kitchen/diner, conservatory and a bathroom. Beacon Village has a Public House, a convenience store and a fish and chip shop. Buses serve the town which is about a mile away.

ENTRANCE HALL

Stairs to the first floor and a radiator.

LOUNGE

12'11" x 11'8" (3.94m x 3.58m)

Electric pebble effect fire, a pine floor and a tall radiator.

KITCHEN/DINER

15'8" x 8'11" (4.79m x 2.74m)

One and a half bowl sink unit, plenty of working surfaces with cupboards and drawers beneath plus a peninsular unit. Eye level cupboards with splash backs beneath and a fitted oven, hob, hood and a fridge/freezer. Wall mounted gas boiler, a radiator and spot lights.

SIDE CONSERVATORY

7'6" x 20'4" (2.30m x 6.22m)

Partially panelled with a door to the rear.

BATHROOM

5'10" x 8'9" (1.80m x 2.69m)

Corner bath with a mixer and shower attachment, a wash hand basin with a splash back and a wc. Heated towel rail.

FIRST FLOOR

BEDROOM 1

8'11" x 14'2" (2.72m x 4.33m)

Fitted wardrobe, a dormer window with a fine view, a radiator and a wood stripped floor.

EN-SUITE

Wash hand basin and a wc. Loft access.

BEDROOM 2

7'0" x 10'0" (2.15m x 3.07m)

Fine views and a radiator.

LANDING

With a Velux roof light.

OUTSIDE

There is a hard standing for several vehicles to the front of the property and a very pleasant side and rear garden thoughtfully laid out and layered with borders and rockeries etc being generally well enclosed. Tucked away to one corner there is a summerhouse.

DIRECTIONS

From Camborne railway station proceed up Trevu Road towards the village of Beacon. Just before Beacon Square turn right into Cadogan Road and the property will be found down a lane at the end of first terrace of properties on the right.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



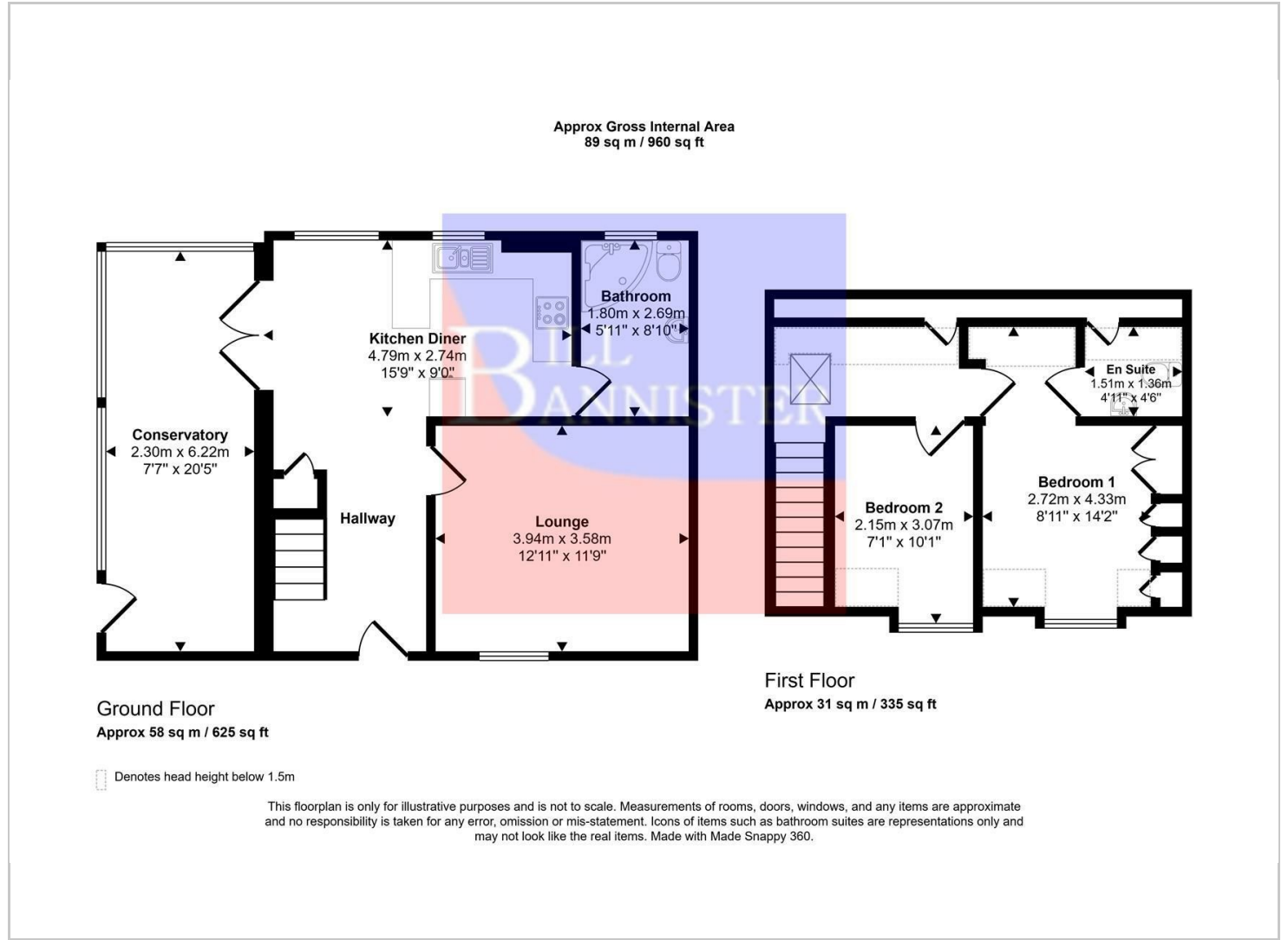
Hybrid Map



Terrain Map



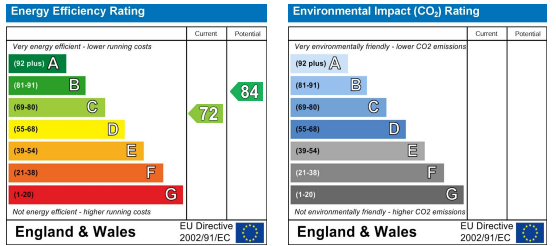
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.