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# BILL BANNISTER

Sales & Lettings



## 17 Lacey Close

Tron, Camborne, TR14 9HB

**£109,950**



Ideal for first time buyers, this well presented ground floor flat is situated in a popular residential location. The property offers one bedroom, a lounge with a bay window, a kitchen and a lovely bathroom with a claw foot bath. It is double glazed and this is complemented by gas heating. Externally there is the bonus of private gardens to both front and rear with an outside utility/wash room.



Tucked away in a cul-de-sac, this is a ground floor apartment being one in a block of four and enjoying a ground floor position. It also has its own private gardens to both front and rear together with an outbuilding. Heating is via a gas system using a combination boiler and this is complemented by double glazing. The lounge/dining room has a bay style window and two alcoves. The kitchen is fitted with a range of storage facilities and includes an oven, a hob and an extractor. The bedroom has open cupboards and is situated to the rear of the property. The bathroom has been refurbished and has a very smart tub bath with claw feet. There is on street parking available. Troon village offers travelling facilities, a chemist and quite a comprehensive convenience store with a sub post office. Camborne town is within approximately three miles and here you will find comprehensive shopping together with a mainline railway station and a bus depot.

### RECESSED PORCH

Double glazed door to:

### HALLWAY

Radiator.

### LOUNGE

11'6" x 13'11" (3.53m x 4.25m)

Bay window overlooking the front garden, two alcoves and a radiator.

### KITCHEN

8'11" x 7'9" (2.73m x 2.38m)

One and a half bowl sink unit plus working surfaces with cupboards and drawers beneath, splash backs and space for white goods. Eye level cupboards, an open storage unit and a wall mounted Worcester gas combi boiler.

### BEDROOM

11'6" x 10'2" (3.53m x 3.12m)

Two open cupboards and a radiator.

### BATHROOM

5'5" x 6'5" (1.66m x 1.98m)

Very smartly refurbished with a tub bath having claw feet, a tiled surround, a screen and a mains shower. Wash hand basin and a low level wc. Ladder radiator.

### OUTSIDE

There is an enclosed front garden and an enclosed lawned rear garden with a useful UTILITY/WASH ROOM 2.15m x 1.93m (7'1" x 6'4").

### DIRECTIONS

From Camborne railway station take the road to Beacon and at the top of the hill continue on into the village of Troon. Turn left at the junction by the convenience store, the next left into Magor Avenue and then left into Lacey Close where the property will be found on the right.

### AGENTS NOTE

TENURE: Leasehold -- 999 years from 2023. Ground Rent £6 per annum. Maintenance & Buildings Insurance £642.37 per annum (2025).

COUNCIL TAX BAND: A.

### SERVICES

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

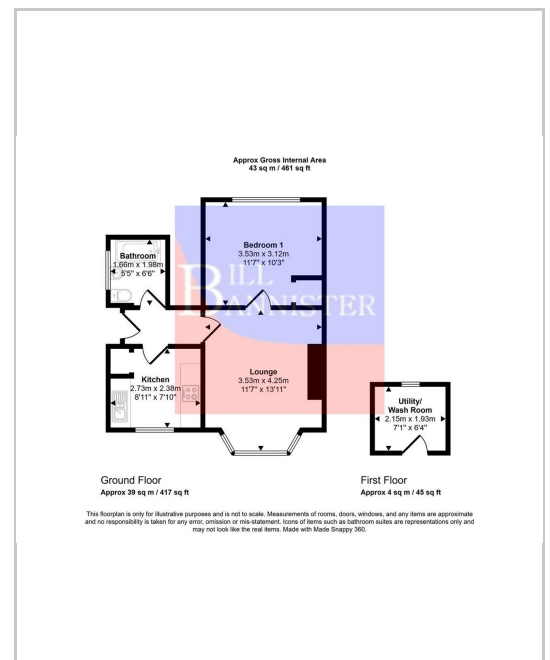
Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

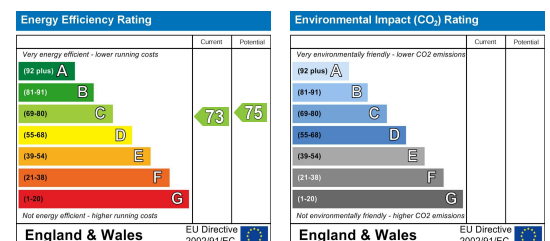
## Area Map



## Floor Plans



## Energy Efficiency Graph



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