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**Roseland Park,
Camborne**

**£262,000
Freehold**





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Property Introduction

Situated within a cul-de-sac on the sought after Roseland Park development, this detached bungalow is being offered for sale chain free.

A property that would benefit from some mainly cosmetic updating, there are two double size bedrooms, a lounge with bay window and a fitted kitchen/dining room. The shower room has been updated as has the second WC and attached to the bungalow is a sunroom which enjoys an outlook over the rear garden. Fully double glazed, there is gas fired central heating. The bungalow sits on a generous plot and the gardens are a blank canvas for keen gardeners, in addition to the long brick paviour driveway there is a generous detached garage/workshop.

A property that will make a comfortable home, viewing our interactive virtual tour is strongly recommended prior to arranging a physical inspection.

Location

Roseland Park is a popular residential development on the outskirts of Camborne town. The town centre which is three quarters of a mile away has an eclectic mix of shops, there are a variety of places to eat and the town benefits from a mainline Railway Station that connects with London Paddington and the north of England.

The A30 is within half a mile and sandy beaches at Hayle are within four miles, the City of Truro which is the administrative centre of Cornwall is some fifteen miles distant and the university town of Falmouth on the south coast is within sixteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Radiator. Vertical panelled wood doors opening off to:-

CLOAKROOM

uPVC double glazed window to side. Remodelled with a concealed cistern WC and vanity wash hand basin, towel radiator and tiled splashback.

LOUNGE 15' 9" x 9' 9" (4.80m x 2.97m) plus bay

uPVC double bow window to the front. Focusing on a wood fire surround with marble back and hearth housing a gas coal effect fire. Radiator.

KITCHEN/DINER 17' 2" x 9' 10" (5.23m x 2.99m) maximum measurements

uPVC double glazed window and door to side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset four ring gas hob with stainless steel hood over, eye level double oven and recessed shelved cupboard. Space and plumbing for an automatic washing machine and dishwasher. Vertical panelled door opening to:-

INNER HALLWAY

Airing cupboard housing a 'Worcester' gas combination boiler. Access to loft space. Vertical panelled doors opening to:-

BEDROOM ONE 11' 10" x 9' 10" (3.60m x 2.99m)

uPVC double glazed window to the rear. Radiator.

BEDROOM TWO 11' 10" x 9' 10" (3.60m x 2.99m)

uPVC double glazed window to the rear. Radiator.

SHOWER ROOM

uPVC double glazed window to the side. Remodelled with a concealed cistern WC, vanity wash hand basin and an oversized doorless entry shower enclosure with plumbed shower. Full ceramic tiling to walls and towel radiator.

SUNROOM 9' 7" x 8' 11" (2.92m x 2.72m)

Set on dwarf walling with uPVC double glazed windows on three sides. Enjoying an outlook over the rear garden.

OUTSIDE FRONT

Double gates open on to a generous brick paviour driveway which gives parking for three vehicles and to the side there is a lawned garden with planted borders.

GARAGE/WORKSHOP 17' 8" x 17' 4" (5.38m x 5.28m)

Up and over door and having power and light connected.

REAR GARDEN

The rear garden is enclosed, of a generous size and is largely lawned. There is a patio, a range of mature shrubs and a former vegetable garden which incorporates an 8' x 6' greenhouse together with a storage shed.

AGENT'S NOTE

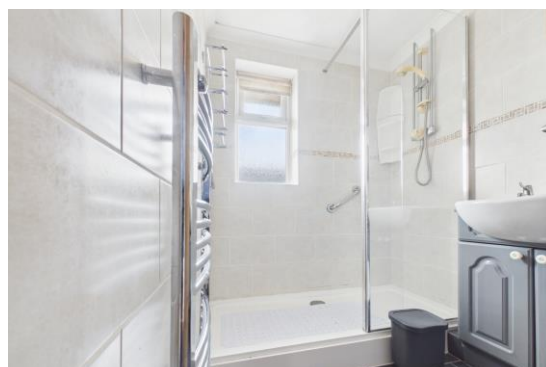
Please be advised the property is band 'C' for Council Tax.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

DIRECTIONS

With Wetherspoons on your left take the road past Camborne Church turning right into Wellington Road and then bear left into Trelawney Road. At the roundabout carry straight across into Tehidy Road and then turn right into Roseland Park. Continue along the road and where it bears sharply left, turn right into a cul-de-sac and turning right again the property will be identified by our MAP For Sale board. If using What3words:- weedy.sunbeam.bond

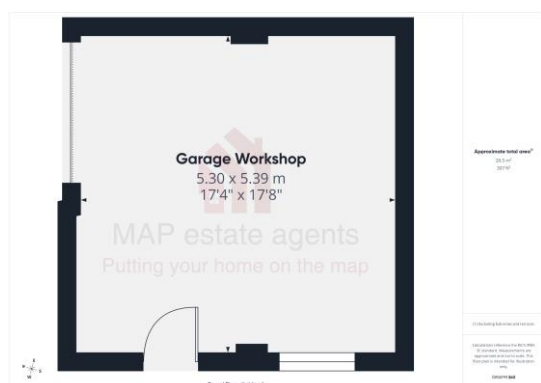


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Chain free sale
- Detached bungalow in cul-de-sac
- Two double bedrooms
- Lounge
- Fitted kitchen/dining room
- Bathroom and second WC
- Conservatory
- Gas central heating and double glazing
- Oversize detached garage/workshop
- Enclosed gardens and parking



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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