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Sales & Lettings



**23 Cadogan Road**

Camborne, TR14 7RY

**Guide Price £269,950**



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Situated in a popular area on the outskirts of Beacon village, this well presented semi detached dormer bungalow has fine views. To the ground floor a hallway leads through to a fitted kitchen/diner, there is a lounge, a side conservatory and a ground floor bathroom. To the first floor there are two bedrooms and the master bedroom has fitted wardrobes with the bonus of an en-suite wc and basin. Externally there is paved parking to the front for several vehicles and a thoughtfully laid out rear garden on different levels having plenty of borders, a rockery and a summerhouse. Beacon village is within a few hundred yards and here you will find a general store, a fish and chip shop, a public house, a butchers and bus services. Camborne town is within approximately one and a quarter miles.

## **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. It may be as well to park here and walk to the property.

## 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



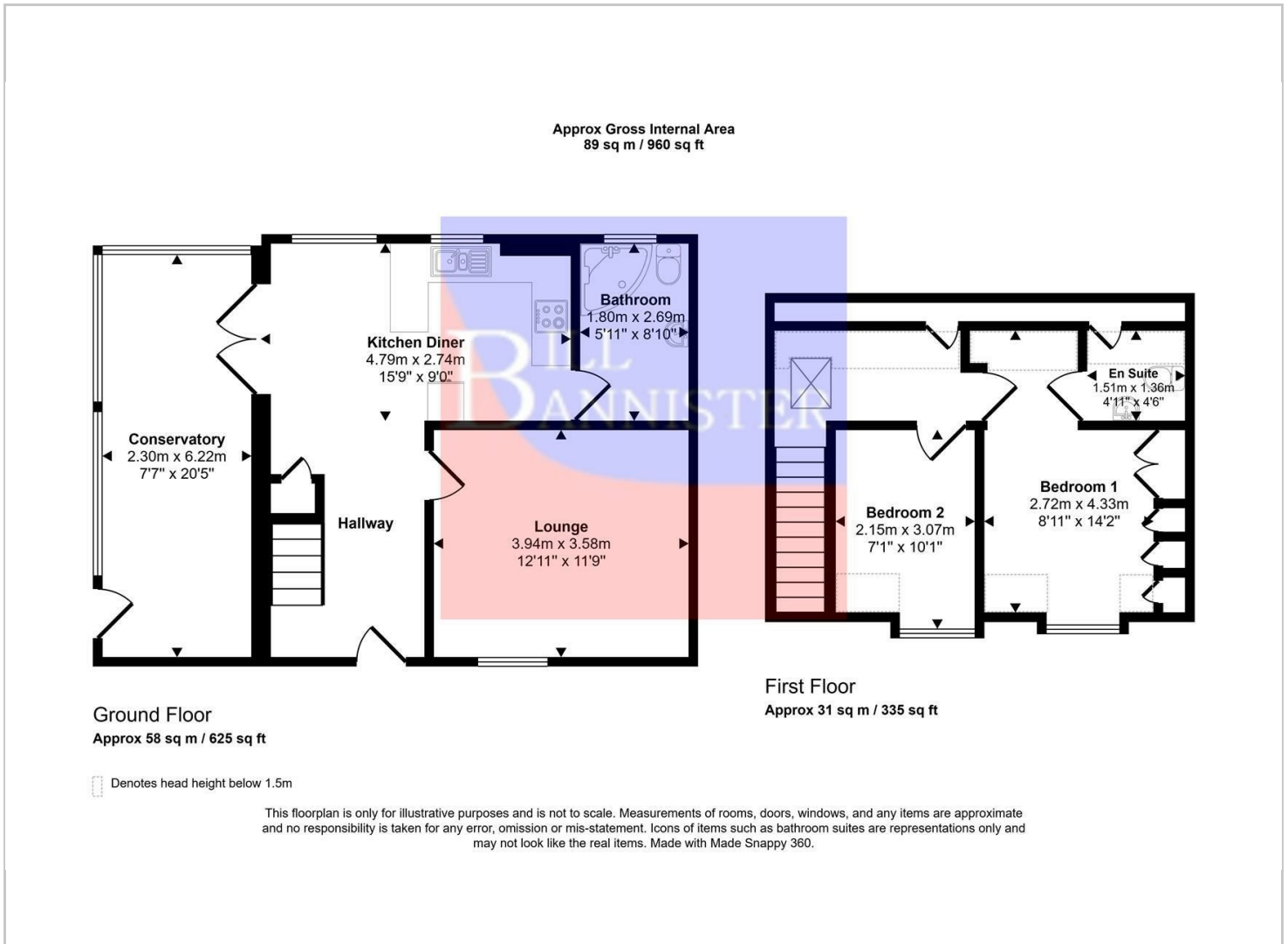
## Hybrid Map



## Terrain Map



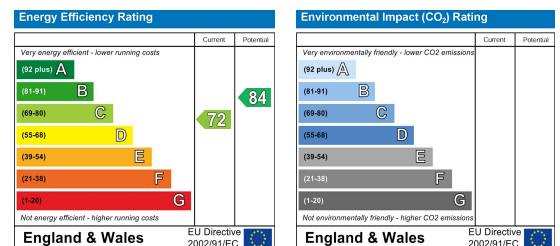
## Floor Plan



## 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



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