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Sales & Lettings



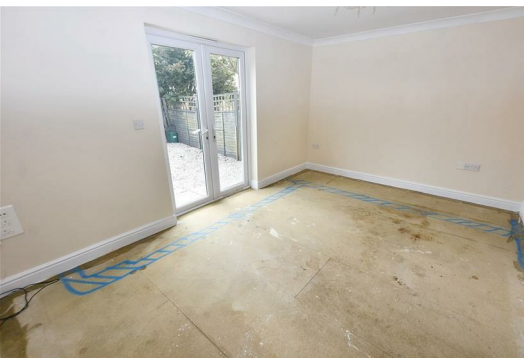
52 Laity Fields

Camborne, TR14 8RT

Guide Price £200,000



Offered for sale with no onward chain, this modern semi detached house benefits from two bedrooms, lounge, a fitted kitchen/diner with patio doors to the rear garden, a first floor bathroom and the bonus of a ground floor wc. The property is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed low maintenance rear garden and parking to the rear for one vehicle.



Ideal for first time buyers or investment purposes, this modern two bedroomed house, situated in the popular development of Laity Fields, has the added benefit of having no onward chain. Internally, the property has two bedrooms complemented by a family bathroom, a lounge/living room to the rear and a fitted kitchen/diner to the front. It is double glazed and this is complemented by gas fired heating. Externally, there is a very low maintenance south facing rear garden and a parking space for one vehicle to the rear. In terms of location, Camborne town centre, with many local amenities including doctor's surgeries, dentists plus many retail businesses including chain stores and independents, is within one mile distant and less than a twenty minute walk or short drive. There are two large supermarkets, one around a three minute drive and the other within a five minute drive. Camborne also offers a mainline railway station that can be reached on foot in just over twenty minutes along with bus services. Further afield, Portreath with its beach and access to the South West Coastal Path can be reached in less than fifteen minutes by car along with Tehidy Country Park and Tehidy Park Golf Club which are within a similar distances.

Upvc front door with two obscure glazed panels and an obscure double glazed panel above opens to:

HALLWAY

6'0" x 15'1" max (1.85m x 4.60m max)

Stairs to the first floor, a mains smoke alarm and a radiator. Door to understairs storage cupboard.

WC

7'4" x 3'3" (2.24m x 1.00m)

Low level wc, wash hand basin with a tiled splash back and a radiator.

KITCHEN/DINER

8'0" x 11'8" (2.45m x 3.56m)

Fitted with a range of eye level and base level storage cupboards and drawers. Integrated Neff oven and grill with gas hob above and a Neff extractor hood over. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the front aspect. Tiled splash backs, a Worcester boiler and a radiator.

LOUNGE

14'6" x 10'2" (4.44m x 3.10m)

Upvc double glazed patio doors opening to the rear garden. Radiator and a mains smoke alarm.

FIRST FLOOR

LANDING

A full height storage cupboard with a radiator and slatted shelving. Loft access hatch and a mains smoke alarm.

BEDROOM 1

14'4" x 10'2" (4.37m x 3.11m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below.

BEDROOM 2

7'3" x 15'5" (2.21m x 4.71m)

Upvc double glazed window overlooking the front aspect and a radiator.

BATHROOM

7'4" x 6'9" (2.24m x 2.06m)

Partially tiled with a low level wc, wash hand basin with a tiled splash back and a bath with a thermostatic shower over and a glass shower screen. Obscure double glazed window to the front aspect. Extractor fan, a wall mounted pull cord light with a shaver point. Radiator.

OUTSIDE

To the front there is a small gravel border, mature plants and an external light. To the rear there is a parking space for one vehicle. Patio doors from the lounge lead out to a very low maintenance rear garden with a slabbed pathway bordering two gravelled areas. There is an external tap, an external light and a sun canopy. Steps lead up to a rear pedestrian gate.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: A.

SERVICES

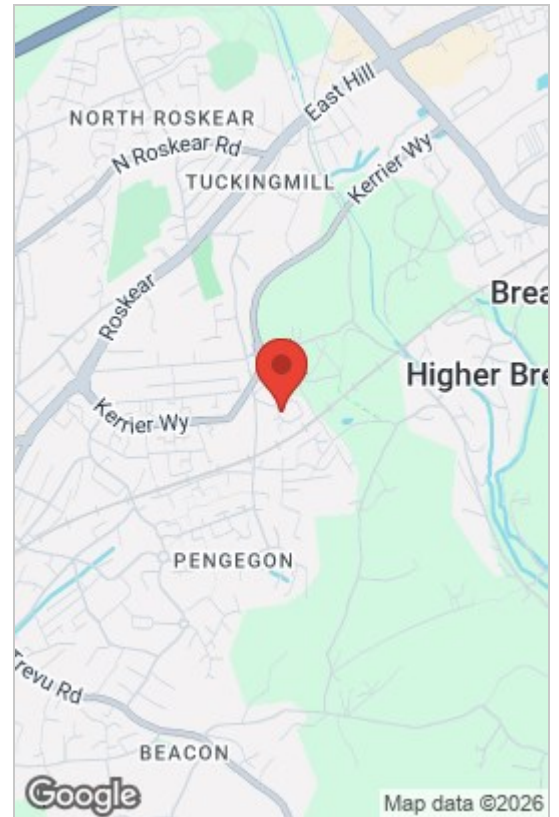
Mains drainage, mains water, mains electricity and mains gas heating.

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

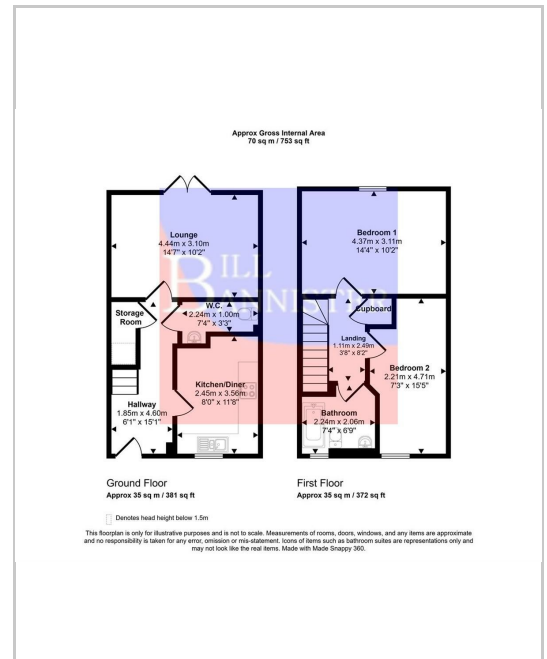
Mobile signal -

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

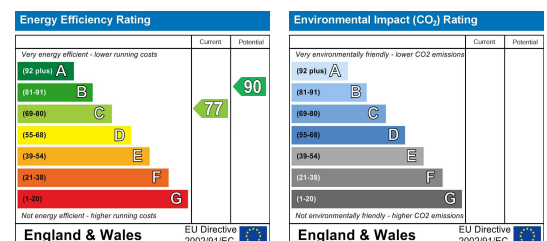
Area Map



Floor Plans



Energy Efficiency Graph



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