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Sales & Lettings



2 Boswithian Road

Tolvaddon, Camborne, TR14 0EJ

£189,950



Offered for sale with no onward chain, this end of terrace house would be ideal for first time buyers or investment purposes. The property benefits from two bedrooms with a first floor bathroom, a lounge and a kitchen/diner. It is double glazed and this is complemented by electric heating. Externally there is a lawned front garden and a rear courtyard style garden plus the bonus of a single garage and a parking space.



Situated on the edge of this very conveniently placed development, this is an end of terrace two bed roomed house with no onward chain. There is an entrance porch leading through to a lounge and then a kitchen/diner. The first floor master bedroom has a recess plus two windows taking advantage of the view. The rear bedroom has a fitted wardrobe. Electric heaters are provided and the property has double glazing. Externally there is a gated lawned front garden and to the rear there is a small area with steps to the garage and parking. The development has an on-site general store and very easy access is given to the A30 with the north coast being perhaps three and a half miles away.

ENTRANCE PORCH

Meter cupboard and a double glazed door. Door to:

LOUNGE

13'10" x 14'1" (4.22m x 4.31m)

With stairs to the first floor and two electric heaters.

KITCHEN/DINER

13'9" x 8'5" (4.21m x 2.58m)

Stainless steel single drainer sink unit and working surfaces with cupboards and drawers beneath. Space for white goods, a double eye level cupboard and a tall cupboard. Window and door to the rear garden.

FIRST FLOOR

BEDROOM 1

14'0" x 10'8" (4.29m x 3.26m)

A useful recess and two windows to the front elevation taking advantage of the view.

BEDROOM 2

7'4" x 9'5" (2.24m x 2.88m)

Fitted wardrobe.

LANDING

Loft access and an airing cupboard housing a hot water cylinder.

BATHROOM

6'1" x 5'6" (1.87m x 1.68m)

Panelled bath with a tiled surround, a pedestal basin and a wc.

OUTSIDE

A pedestrian walkway leads to a gated entrance to the lawned front garden. To the rear there is a small courtyard with steps up to the GARAGE 2.68m x 4.86m (8'10 x 15'11) and a parking space.

DIRECTIONS

Leave the A30 westbound at the first Camborne exit and keep to the right. At the traffic lights turn right under the flyover and then turn left where Boswithian Road will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

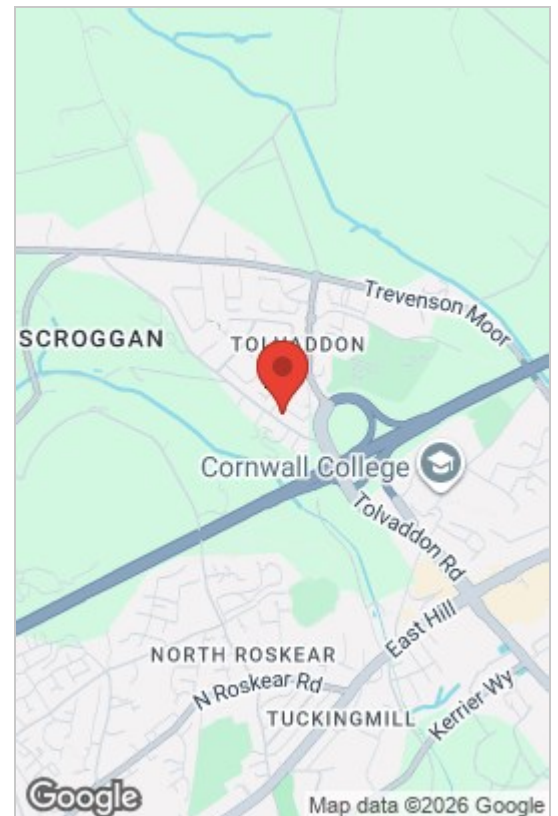
Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps (sourced from Ofcom).

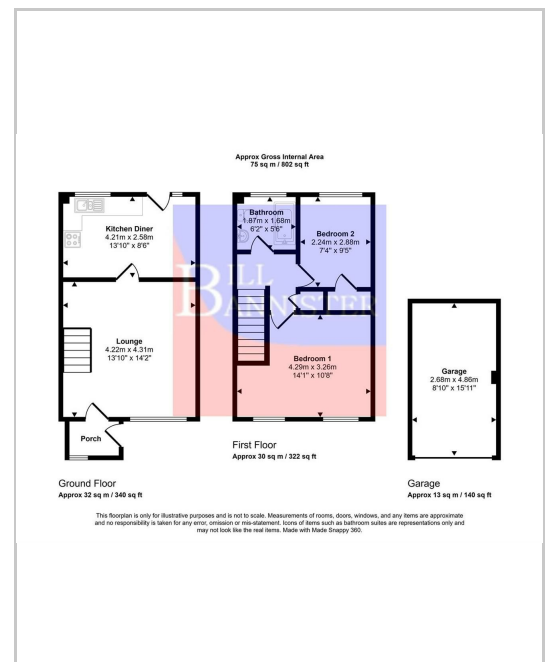
Mobile signal -

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

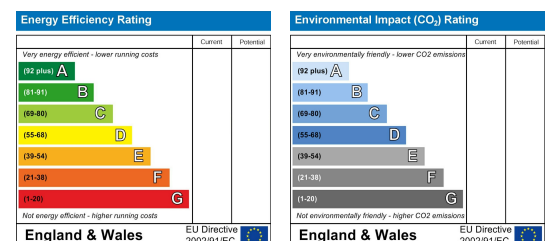
Area Map



Floor Plans



Energy Efficiency Graph



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