



## 9 Normandy Way

Pengegon, Camborne, TR14 7XD

**£159,950**



Ideal for first time buyers or investment purposes, this modern end of terrace house benefits from two bedrooms, a lounge, a separate dining room, a kitchen and a first floor bathroom. There is the bonus of a upvc porch to the front and a lovely rear conservatory. The property has gas heating for the most part and this is complemented by double glazing. Externally there is a small area to the front and a well enclosed low maintenance rear garden.



This modern home is tucked away at the end of a cul-de-sac and offers two bedroomed accommodation. There is a modern upvc entrance porch leading to the lounge, then a separate dining room with open access to the kitchen. There is a conservatory to the rear with a pleasant triple aspect. To the first floor there are two bedrooms, one of which has two windows and there is also a family bathroom. The property is double glazed and has gas heating for the most part. Externally there is an area to the front and a low maintenance rear garden being well enclosed and providing a safe haven for children and pets. Level access is given to bus services, shopping facilities such as Tesco and Camborne town.

#### ENTRANCE PORCH

9'4" x 5'1" (2.85m x 1.55m)

Upvc construction with a tiled floor. Door to:

#### LOUNGE

14'3" x 9'1" (4.36m x 2.78m)

Two windows to the front elevation, stairs to the first floor with storage beneath and a radiator.

#### DINING ROOM

7'3" x 8'3" (2.21m x 2.52m)

Radiator, open access to the kitchen and access to:

#### CONSERVATORY

5'7" x 7'0" (1.72m x 2.15m)

With a triple aspect and an external door.

#### KITCHEN

6'3" x 8'5" (1.92m x 2.58m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, Complementary eye level cupboards and space for white goods. Partial wall tiling.

#### FIRST FLOOR

##### BEDROOM 1

11'0" x 8'11" (3.36m x 2.73m)

Two windows and a built-in cupboard housing a gas combi boiler.

##### BEDROOM 2

6'11" x 8'3" (2.11m x 2.53m)

Radiator.

#### LANDING

With loft access.

#### BATHROOM

6'9" x 5'1" (2.06m x 1.57m)

Tiled bath with a mixer and shower plus a curtain and rail. Pedestal wash hand basin and a low level wc. Wall tiling and a radiator.

#### OUTSIDE

There is an enclosed area to the front with a side access to the rear garden. The rear garden is well enclosed with fencing and is of low maintenance being mainly laid to gravel with a patio area and a small decking area. It is considered a safe haven for children and pets and also has a useful garden shed. Nearby there is a marked parking space but we must point out that these have been agreed with the neighbours and therefore it is unofficial.

#### DIRECTIONS

Approaching Tesco roundabout from Camborne town take the second exit and at the traffic lights go straight ahead. Follow the road along and you will see a sign on the right to Pengegon. Having gone over the railway line turn right to Pengegon Parc which leads to Normandy Way where the property will be found on the left hand side.

#### AGENTS NOTE

TENURE:: Freehold.

COUNCIL TAX BAND: A.

#### SERVICES

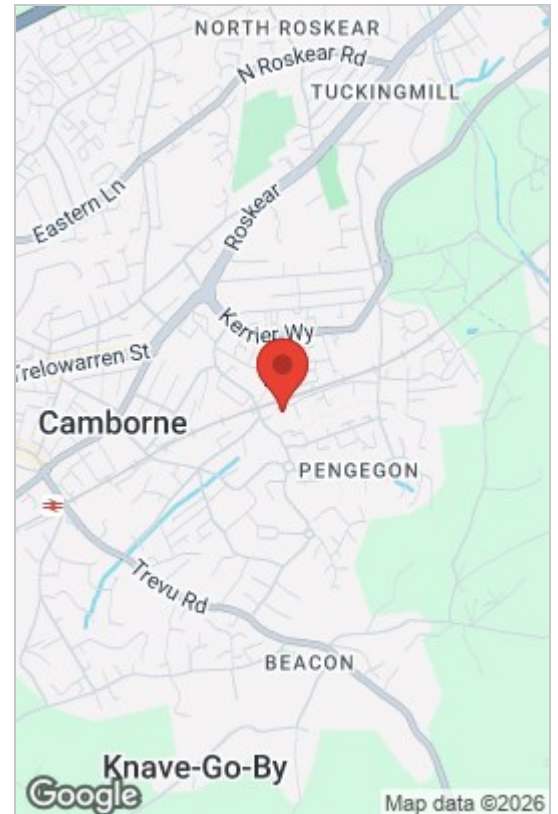
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 13 Mbps, Superfast 80 Mbps (sourced from Ofcom).

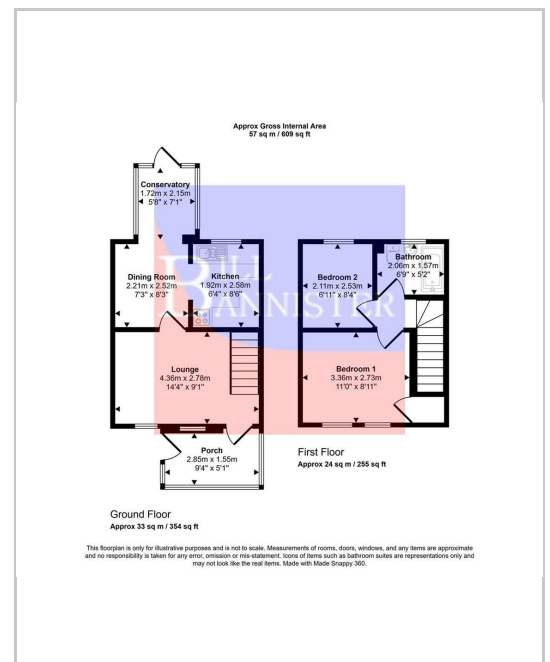
Mobile signal -

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

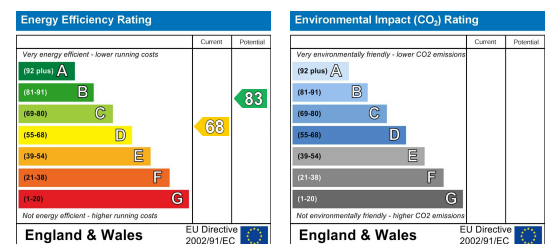
## Area Map



## Floor Plans



## Energy Efficiency Graph



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