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**North Roskear Village,  
Camborne**

**£175,000  
Freehold**





## North Roskear Village, Camborne

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**Freehold**

### Property Introduction

Being situated in a tucked-away location in Camborne, this three bedroom end-terrace property is being sold chain-free and is believed to have once been part of the former Count House for the area before being divided into three properties.

Internally, the accommodation benefits from uPVC double glazed windows and doors complemented by a gas fired central heating system and briefly comprises of an entrance porch, lounge, three first floor bedrooms and a family bathroom.

To the front the property features exposed granite and there is an enclosed lawned garden with a pedestrian gateway to the side giving access to two off-road parking spaces.

### Location

Located in an ideal position for the shops and amenities of Camborne as well as Redruth, the property is also just a moment's driving distance away from the main A30 trunk road.

Camborne is an historic town and has a rich industrial past. Reminders of this are evidenced with the former engine house being a prominent feature around Camborne and Redruth. Within the town centre are a number of well known high street shops as well as independent traders, while also having a mainline Railway Station to London Paddington plus primary and secondary schools.

For those who enjoy water sports, the north coast is popular for surfing with their sandy beaches and picturesque clifftop walks being found at Portreath, Porthtowan and Perranporth. The cathedral city of Truro is approximately twelve miles distant being the main centre in Cornwall for business and commerce.

### ACCOMMODATION COMPRISES

Double glazed door to:-

### ENTRANCE PORCH

Double glazed windows and tiled flooring. Doorway giving access to:-

### **KITCHEN 8' 1" x 7' 3" (2.46m x 2.21m)**

Double glazed window, stainless steel single drainer sink unit with mixer tap, a variety of base and wall mounted storage cupboards, four-drawer storage unit, built-in cooker, hob with stainless steel extractor, plumbing for automatic washing machine, range of working surfaces, part tiled walls and tiled flooring. Sliding door giving access to:-

### **LOUNGE 18' 2" x 12' 0" (5.53m x 3.65m)**

Double glazed window and double glazed door leading to the garden. Radiator, staircase to first floor, understairs storage cupboard, mock fireplace with mantel over and shelved recess.

### **FIRST FLOOR LANDING**

With Dry master ventilation system. Access to :-

### **BEDROOM ONE 8' 9" x 6' 10" (2.66m x 2.08m) maximum measurements**

Double glazed window to front elevation. Radiator. Built-in shelved cupboard plus a built-in cabin bed.

### **BEDROOM TWO 11' 8" x 8' 10" (3.55m x 2.69m) L-shaped, maximum measurements**

Double glazed window to the front elevation. Radiator.

### **BEDROOM THREE 8' 3" x 7' 6" (2.51m x 2.28m) maximum measurements**

Double glazed window to the rear elevation. Radiator. Built-in storage cupboard with recently installed boiler.

### **BATHROOM**

Double glazed window. Panelled bath with a shower over and shower screen, pedestal wash hand basin, close couple wc, radiator, Nuair ventilation system.

### **OUTSIDE**

Immediately to the front of the property is an enclosed garden laid to grass with a variety of Conifer trees with a pedestrian gateway and pathway. A gateway via the side of the property leads to two off road parking spaces.

### **AGENT'S NOTES**

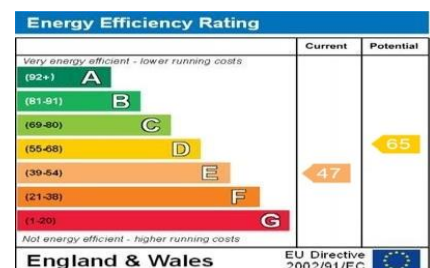
Please be advised that the properties Council Tax Band is band 'A'.

### **SERVICES**

The property benefits from mains drainage, mains water, mains electricity and mains gas.

### **DIRECTIONS**

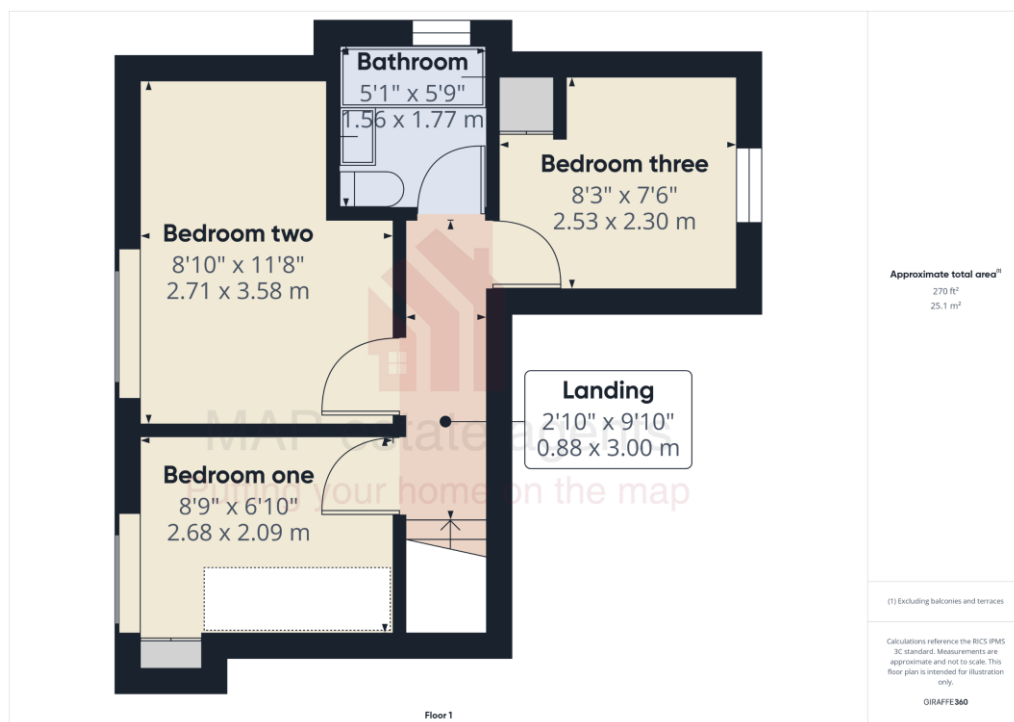
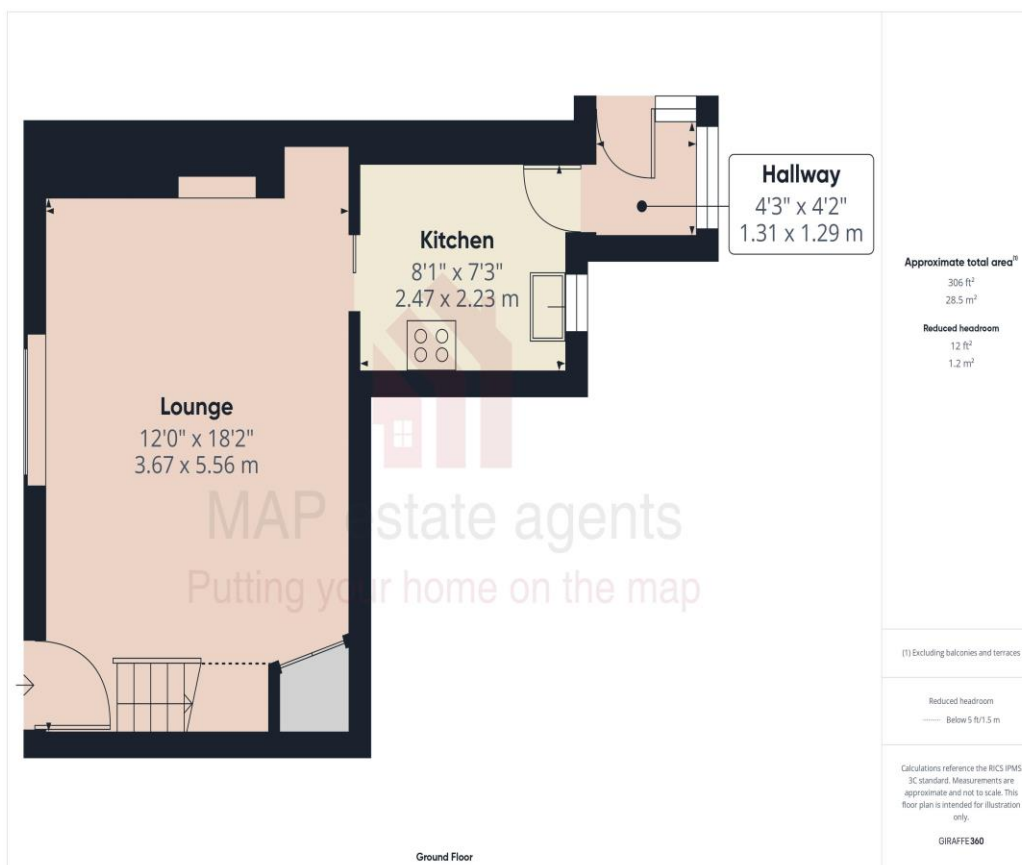
Proceeding towards Tuckingmill from the traffic lights, proceed down the hill turning right into North Roskear Road, continue up the hill taking the second turning on the right hand side where North Roskear village is located at the top on the right with a For Sale sign erected at the property for identification purposes. If using What3words:- figure.approvals.fixtures





## MAP's top reasons to view this home

- End-terrace character property
- Three bedrooms
- First floor family bathroom with shower
- uPVC double glazed windows and doors
- Gas fired central heating, recently installed boiler
- Enclosed garden
- Off-road parking for one to two vehicles
- Kitchen with built-in oven and hob
- Chain-free sale
- Ideal location for access to the A30 trunk road



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