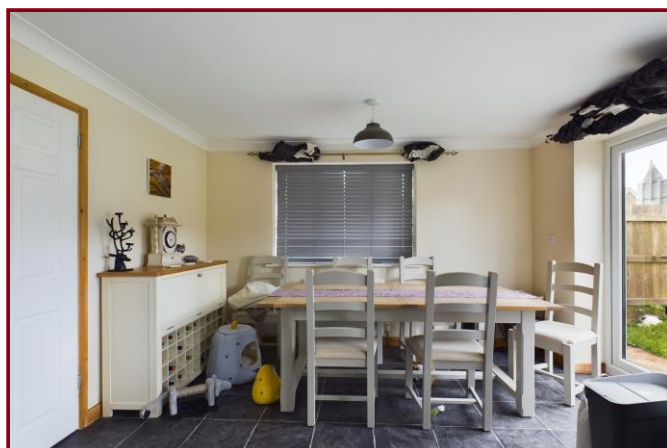




**MAP estate agents**  
Putting your home on the map

**Pengegon,  
Camborne**

**£240,000  
Freehold**





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## **Property Introduction**

An opportunity to purchase this detached modern property located on the outskirts of Camborne, therefore ideal for access to the many amenities the town centre has to offer.

Benefiting from uPVC double glazed windows and complemented by a gas fired central heating system, the property would be an ideal purchase for those seeking a low maintenance home with an enclosed garden to the rear and the benefit of a parking space immediately to the front.

Upon entering the property via the entrance porch, this gives access to a ground floor cloakroom plus a dual aspect lounge leading to a fitted kitchen offering a good range of fitted units with integrated cooker and gas hob. The first floor landing leads to two bedrooms along with the bathroom.

Externally to the rear is an enclosed garden whilst to the front is a single parking space.

## **Location**

Camborne is ideally situated for access to the many popular north coastal surfing beaches such as Portreath, Perranporth and St Agnes with the north coast renowned for its rugged vistas and attractive coastal walks.

The city of Truro is approximately fifteen miles distant, this being the main centre in Cornwall for business and commerce and offers a good range of high street multiples as well as a variety of independent shops. Its attractive Georgian architecture and cobbled streets lead to many popular restaurants and is home to the Hall for Cornwall.

### **ACCOMMODATION COMPRISES**

Double glazed door opening to:-

#### **ENTRANCE PORCHWAY**

Radiator. Access to:-

#### **CLOAKROOM**

Double glazed window. Pedestal wash hand basin with tiled splashback and close coupled WC. Extractor fan.

#### **LOUNGE 16' 3" x 13' 0" (4.95m x 3.96m) maximum measurements**

Being dual aspect with double glazed windows, two radiators and staircase to first floor with storage cupboard below. Access through to:-



### **KITCHEN/DINER 16' 3" x 10' 9" (4.95m x 3.27m)**

Double glazed window to rear and side elevations. Range of white wall and base storage cupboards with worktop over incorporating a one and a quarter stainless steel sink unit with mixer tap. Four drawer pack, plumbing for dishwasher and automatic washing machine, integrated cooker and gas hob with stainless steel splashback over. Gas boiler. Radiator. Downlighters.

### **FIRST FLOOR LANDING**

Access to loft, linen cupboard and access to:-

### **BEDROOM ONE 10' 10" x 9' 2" (3.30m x 2.79m)**

Double glazed window. Fitted double mirrored wardrobes. Radiator.

### **BEDROOM TWO 13' 2" x 13' 0" (4.01m x 3.96m)**

A dual aspect room with double glazed windows. Radiator and double fitted wardrobe.

### **FAMILY BATHROOM**

A white suite comprising close coupled WC, wash hand basin with double drawers under, splashback and mirror over and panelled bath with shower attachment over, tiled surround. Downlighters and chrome heated towel rail. Double glazed window.

### **OUTSIDE FRONT**

As previously mentioned immediately to the front of the property is a single parking space whilst the garden to the rear is enclosed, being laid mainly to lawn with two pedestrian gates.

### **AGENT'S NOTE**

Please note that there is a right of way on the pathway to the side of the property leading to the property to the rear. The Council Tax band for the property is band 'B'.

### **SERVICES**

Services connected are mains waters, mains drainage, mains electricity and mains gas.

### **DIRECTIONS**

Proceeding into Lower Pengegon, continue over the railway lines where the property is located on the left hand side where a MAP 'For Sale' board has been erected for identification purposes. If using What3words:-  
caused.gambles.flagpole

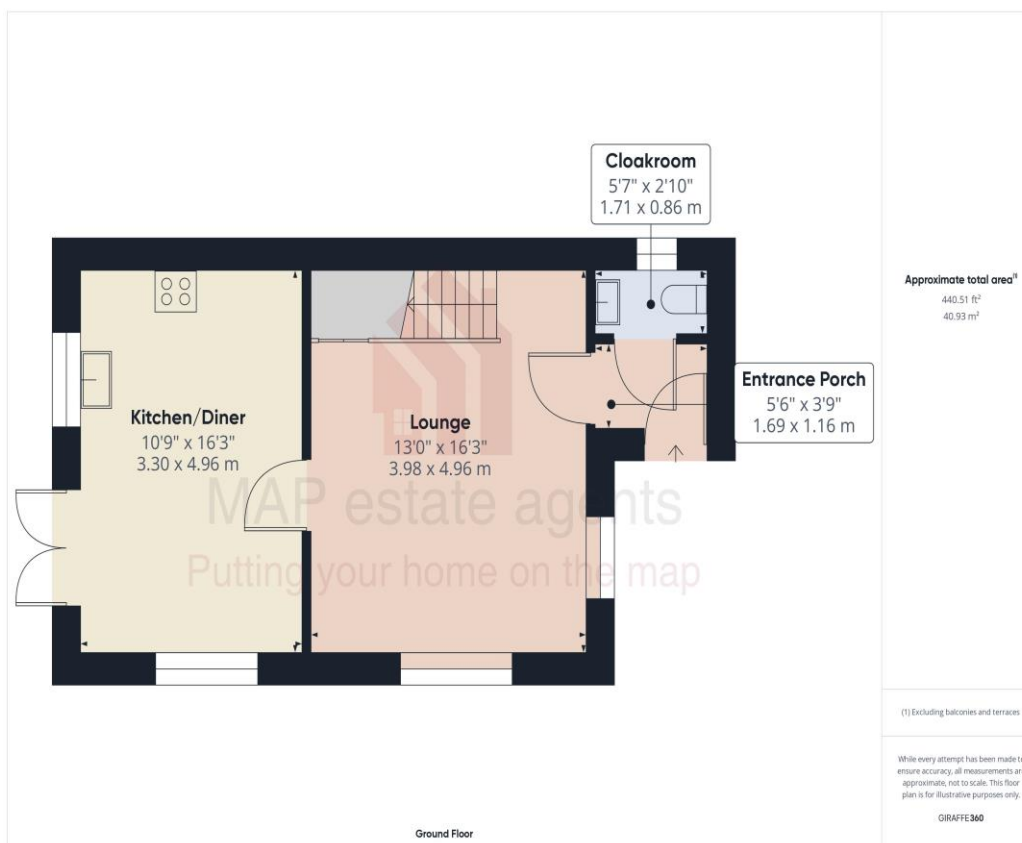


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 90        |
| (69-80)                                     | C | 78                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



## MAP's top reasons to view this home

- Detached modern property
- Two bedrooms with built-in wardrobes
- Ground floor cloakroom
- First floor family bathroom
- Kitchen/diner
- Dual aspect lounge
- uPVC double glazed windows and doors
- Gas fired central heating system
- Enclosed rear garden
- Off-road parking space



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