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**North Roskear Road,
Camborne**

**£135,000
Freehold**





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Property Introduction

Offered for sale to cash purchasers only due to mass concrete construction, is this lovely, spacious and well presented mid-terrace cottage.

The property comprises lounge, dining room, kitchen, sunroom/utility area, two bedrooms and a ground floor shower room.

Outside are low maintenance gardens to both the front and rear, with the rear garden being enclosed and leading to an off-road parking area.

Viewing is highly recommended and the property is offered for sale with no onward chain.

Location

The cottage is situated towards the outskirts of Camborne, just a few minutes' walk from the town centre. Camborne boasts a rich and varied architectural heritage and is located within easy reach of the coast that boast a number of fine beaches.

Camborne Railway Station which offers a direct link to London Paddington can be found less than a mile away and the main A30 trunk road is also within one and a half miles.

ACCOMMODATION COMPRISES

Obscure double glazed entrance door into:-

LIVING ROOM 16' 11" x 11' 11" (5.15m x 3.63m) maximum measurements

Double glazed window to front elevation. Carpeted flooring, radiator, television point and telephone point. Under stairs storage cupboard and stairs to first floor.

DINING ROOM 16' 6" x 8' 8" (5.03m x 2.64m) maximum measurements

Two 'Velux' windows. Laminated flooring. Storage cupboard with shelving. Loft access hatch. Radiator. Useful storage cupboard housing the boiler and archway through to:-

KITCHEN 16' 4" x 8' 4" (4.97m x 2.54m) maximum measurements

Fitted with a range of modern wall and base units with worktops over incorporating an inset stainless steel one and a half sink and drainer with mixer tap. Space for free standing cooker with extractor hood over, space for fridge/freezer and space for dishwasher. Double glazed window to rear aspect. Doors opening to the bathroom and sunroom/utility.

SUMMERHOUSE/UTILITY AREA 10' 9" x 9' 8" (3.27m x 2.94m) plus recess

Space for tumble dryer and washing machine under work surface. Glazed window to rear. Glazed double doors and windows to garden.

GROUND FLOOR BATHROOM

A three piece bathroom suite comprising Electric shower cubicle with tiled surround, wash hand basin with fitted cupboard under and mirrored wall cabinet over and WC. Half tiled walls, obscure glazed window to rear elevation. Heated towel rail and extractor fan.

FIRST FLOOR LANDING

Window at top of stairs and doors off to:-

BEDROOM ONE 11' 11" x 9' 2" (3.63m x 2.79m)

Double glazed window to front elevation. Radiator and carpeted flooring.

BEDROOM TWO 8' 9" x 7' 0" (2.66m x 2.13m)

Double glazed window to front elevation. Radiator, carpeted flooring and loft hatch access.

OUTSIDE FRONT

The property is approached by a pathway adjacent to a low maintenance garden mainly laid to gravel featuring a selection of plants.

REAR GARDEN

To the rear immediately abutting the property is a hard standing patio with a gravel and paved pathway leading to a gated pedestrian access and onto the off-road parking area. The rear garden is also enclosed with fence and wall borders and features a range of raised flower beds There is also a shed with light and internal and external power.

AGENT'S NOTE ONE

Due to the property's mass concrete construction, we are seeking cash buyers only. Our Lettings Director, Ben Nichols, advises that the rental income for the property would be in the region of £850 to £900 pcm.

AGENT'S NOTE TWO

Please be advised the Council Tax band for the property is band 'A'.

SERVICES

The following services are available at the property however we have not verified connection. Mains electricity, mains metered water, mains drainage, mains gas, broadband/telephone subject to tariffs and regulations.

DIRECTIONS

From Camborne High Street travel down Fore Street taking the third right on to Eastern Lane. Continue past the allotments and straight over the double roundabout onto North Roskear Road where the property can be found a short distance along on your left-hand side. If using What3Words:- fixtures.install.plotter

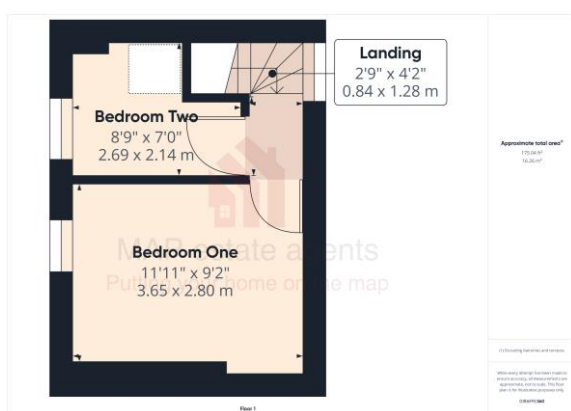


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Well presented terraced house
- Two reception rooms
- Two bedrooms
- Fitted kitchen and sunroom/utility
- Enclosed low maintenance gardens
- Off-road parking
- Double glazing and gas central heating
- Family bathroom
- Ideal investment buy
- Cash purchase only, mass concrete construction



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