

# ferguson young

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## £139,950

*Roskear Road, Camborne, TR14 8BT*



- TWO BEDROOMS
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- KITCHEN/DINER
- GARDENS FRONT & REAR
- RECENTLY REFURBISHED
- IDEAL FIRST TIME BUY/INVESTMENT

A two bedroom mid terraced cottage on the outskirts of Camborne yet within easy reach of the town centre and local schools. The property is offered for sale with no onward chain and has recently been refurbished. There is a wealth of character including inglenook style fireplace (not in use) and a beamed ceiling. The property is heated by gas central heating and is double glazed. There is off road parking to the rear of the property for one vehicle. The accommodation comprises of: - Entrance Vestibule, Entrance Hall, Lounge, Kitchen/Diner and to the first floor Two Bedrooms and the Bathroom/WC. This property would suit both First Time Buyers and Investment purchases alike. EPC: D.



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# Roskear Road, Camborne, TR14 8BT

Approached via a path leading to a double glazed door opening to:-

## COMMUNAL VESTIBULE

A communal vestibule with a door opening to the neighbouring property and a part glazed door opening to:-

## ENTRANCE HALL

Opens to the lounge and there are steps down to the Kitchen/Diner. Under stairs storage cupboard.

## LOUNGE

12'4" x 10'7" MAX (3.76m x 3.23m)

There is an exposed beam ceiling and a feature inglenook fireplace (not in use). There is a double glazed window to the front, radiator, TV aerial cable, telephone point and a built in cupboard housing the electricity meter and domestic fuse box.

## KITCHEN AREA

9'11" x 8'2" (3.02m x 2.49m)

Comprising of a range of eye level and base units with work surface over and tiled splashbacks, inset single bowl stainless steel sink with side drainer, space for a gas cooker, space and plumbing for a washing machine, space for an under counter fridge, space for an under counter freezer, space and ducting for a tumble dryer, coved and textured ceiling, double glazed window to the rear and a UPVC door opening to the rear garden.

## DINING AREA

11'11" x 5'7" (3.63m x 1.70m)

There is a radiator, double glazed window to the rear and stairs rising to the first floor,

## FIRST FLOOR

## LANDING

There is a coved and textured ceiling and doors to both bedrooms and the bathroom/WC.

## BEDROOM ONE

14'4" x 12'10" (4.37m x 3.91m)

A well-proportioned bedroom with a double glazed window to the front, textured ceiling, radiator and loft access hatch.

## BEDROOM TWO

10'0" x 8'2" (3.05m x 2.49m)

A useful second bedroom with a coved and textured ceiling, radiator and a double glazed window to the rear.

## BATHROOM/WC

A modern white suite with a panel bath with mixer tap shower over, close coupled WC, pedestal mounted wash hand basin, double glazed window to the rear, radiator and a built in cupboard housing the gas combi boiler.

## OUTSIDE

## FRONT GARDEN

Bounded by walling and laid to gravel for ease of maintenance with some shrub planting and a shared path to the front door..

## REAR GARDEN

Bounded by fencing and walling and mostly laid to lawn with a further concrete seating area. There is a timber shed and a shared access path.

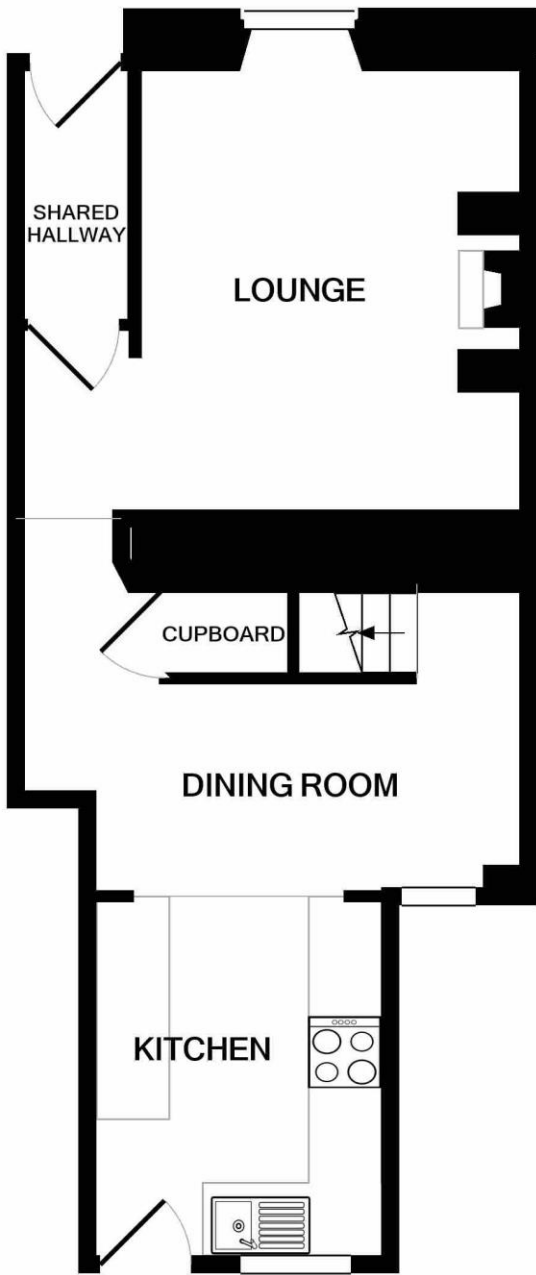
## OFF ROAD PARKING

There is a gravelled parking area to the rear with space for one vehicle.

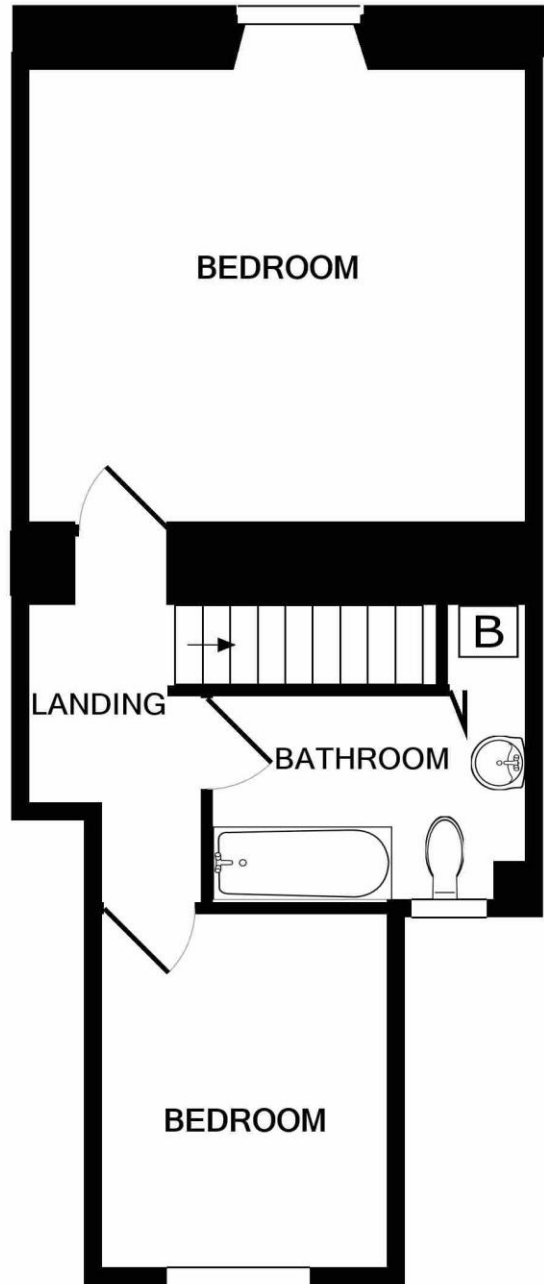
## ENERGY EFFICIENCY RATING

This property has been rated as D (59) with a potential rating of B (85).





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 369 SQ.FT.  
 (34.3 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 380 SQ.FT.  
 (35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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