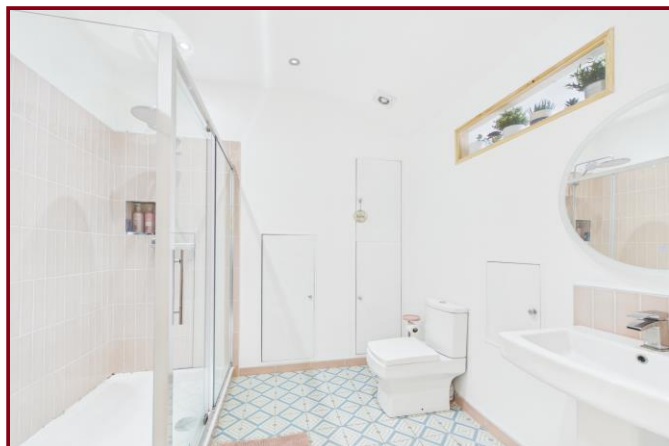




MAP estate agents
Putting your home on the map

**North Roskear Road,
Tuckingmill, Camborne**

**£165,000
Freehold**





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Property Introduction

A beautifully presented mid-terraced character property which in recent months has undergone many substantial improvements, including a re-fitted kitchen and shower room.

Upon entering the cottage, one will be greeted by a featured beamed lounge with gas stove with a hallway accessing a well equipped re-fitted kitchen boasting a range of integrated appliances. The re-fitted shower room completes the additional ground floor accommodation. To the first floor are two bedrooms, whilst throughout the cottage, there is a comprehensive gas fired central heating system complemented by uPVC double glazed windows and doors.

Externally, to the rear is an enclosed garden with a lawn, patio and a useful storage shed.

Overall, this is a very well presented home ideal for those buyers looking for a character property within close proximity to local amenities and the A30 trunk road.

Location

Being situated in an ideal position for accessing the town centres of both Camborne and Redruth, the property is just a moment's driving distance away from the main A30 trunk road.

Camborne is a historic town with a rich industrial history - reminders being evident around the local area with former engine houses and mine workings. Within the town centre, there are a number of well known high street shops, as well as independent retailers with access to the mainline Railway Station with direct links to London Paddington and the north of England. Tehidy Woods is also within a close proximity, being a popular destination for families to enjoy this wooded country park and is also the gateway to the north coast with its majestic clifftop walks and popular villages, such as Portreath and Porthtowan.

The cathedral city of Truro is approximately fifteen miles distant being the main centre in Cornwall for business and commerce, and is home to the Hall for Cornwall and its gothic three-spired cathedral.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

LOUNGE 14' 8" x 11' 6" (4.47m x 3.50m) plus recesses

uPVC double glazed window to the front. Feature gas stove set in a stone fireplace with storage cupboard to the side, beamed ceiling, staircase to first floor, under stairs storage cupboard and laminate flooring.

HALLWAY

Gas boiler, under stairs storage cupboard and laminate flooring. Radiator. Access to:-

KITCHEN

uPVC double glazed window to the rear. Belfast style sink unit with mixer tap and fitted with a variety of base storage cupboards, four-drawer storage unit, working surfaces, built-in cooker, hob, fridge/freezer and washing machine. Radiator.

SHOWER ROOM

A walk-in shower, close coupled WC, pedestal wash hand basin with tiled splashback, storage cupboard, tiled flooring and chrome heated towel rail.

Returning to lounge, stairs to:-

FIRST FLOOR LANDING

Radiator. Doors off to:-

BEDROOM ONE 12' 1" x 8' 11" (3.68m x 2.72m)

uPVC double glazed window to the front. Access to loft which is boarded and built-in single wardrobe. Radiator.

BEDROOM TWO 9' 7" x 4' 6" (2.92m x 1.37m) L-shaped, plus recess

uPVC double glazed window to the front. Radiator.

OUTSIDE

To the rear of the property is a generous size garden which is laid mainly to lawn along with a paved patio, useful storage shed with power connected. A gateway from here gives access out of the garden.

SERVICES

Mains drainage, mains water and mains electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

DIRECTIONS

Proceeding towards Tuckingmill from the traffic lights, proceed down the hill turning right into North Roskear Road where the property will be identified on the left-hand side. If using What3words: chill.anchovies.store

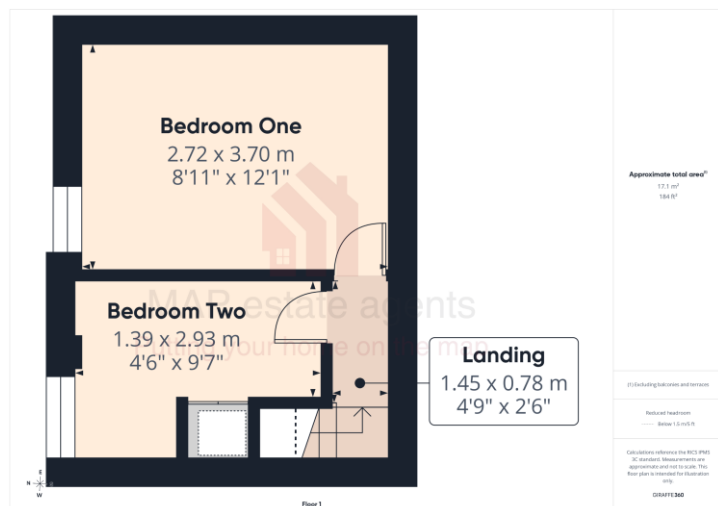


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Beautifully presented mid-terraced character cottage
- Two bedrooms
- Re-fitted kitchen
- Lounge with gas stove and beamed ceilings
- Re-fitted ground floor shower room
- Gas fired central heating system
- uPVC double glazed windows and doors
- Enclosed rear garden
- Ideal location for accessing the A30 trunk road
- Ideal purchase for first-time buyers



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