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BILL BANNISTER

Sales & Lettings



34 Church View Road

Camborne, TR14 8RQ

Guide price £205,000



This semi detached house is situated in a popular location and offers three bedroomed accommodation. The ground is currently reconfigured to provide letting rooms but could easily revert back to provide two reception rooms. It has gas heating and this is complemented by double glazing. Externally there are enclosed gardens, a garage and parking.



Set in a peaceful location with a private enclosed rear garden, ample parking to the front and good sized accommodation, is this semi detached property believed to be constructed around the mid 1980's. The property offers three bedrooms at first floor level together with a shower room. The ground floor is currently reconfigured to provide individual letting rooms, although could be easily reinstated by the removal of partition walls to form a lounge and separate dining room. There is a fitted kitchen, a utility area and an interconnecting garage. The property is heated via a mains gas system and is fully double glazed. We would draw your attention to this property and would recommend an early appointment to view.

ENTRANCE PORCH

With a double glazed front door and a double glazed front window.

HALLWAY

Staircase to first floor and a radiator. Access is provided to all ground floor accommodation.

ROOM 1

13'10" x 9'9" (4.24m x 2.99m)
Double glazed window and a radiator. This room would easily revert to the main lounge of the property if so desired.

KITCHEN

10'0" x 9'1" (3.05m x 2.79m)
With a built-in double oven and hob with a cooker hood over. Range of roll edge work surfaces to three walls with an inset single drainer sink unit. Good range of floor and wall cupboards. Plumbing and space for automatic washing machine. Double glazed window overlooking the rear garden and a door to:

REAR HALLWAY

Useful storage/utility area. Door to rear garden and door to:

GARAGE

9'7" x 8'5" (2.94m x 2.58m)
Currently used for letting purposes with a window to the rear. Radiator.

ROOM 2

10'8" x 8'6" (3.27m x 2.61m)
Double glazed window, radiator and two built-in storage cupboards. Also currently used for letting purposes but could easily revert to a dining room.

FIRST FLOOR

LANDING

With a built-in storage cupboard.

SHOWER ROOM

Built-in shower cubicle with an electric shower. Ladder towel rail and an opaque double glazed window. Low level flush wc and a pedestal wash hand basin. Wall tiling.

BEDROOM 1

12'4" x 9'0" (3.76m x 2.75m)
Double glazed window overlooking the front and a radiator.

BEDROOM 2

12'0" x 9'8" (3.66m x 2.96m)
Double glazed window overlooking the rear garden, radiator and a built-in cupboard housing the gas combi boiler.

BEDROOM 3

9'0" x 6'9" (2.76m x 2.07m)

OUTSIDE

To the front of the property there is an area of hard standing providing off road parking for four/five cars. The rear garden is laid primarily to lawn and offers a good degree of privacy with fencing boundaries.

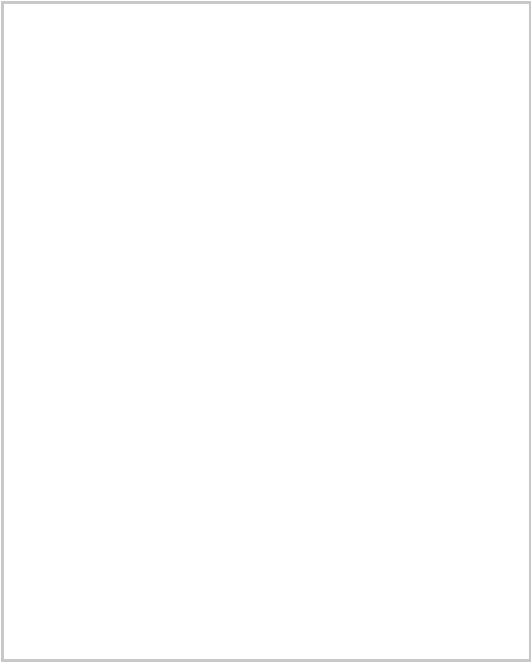
DIRECTIONS

From Tesco roundabout in Camborne proceed along Wesley Street into Roskear and take the first turning right after the parish church into Church View Road. At the first right hand bend follow the road straight ahead and number 34 will be the penultimate property on the left hand side.

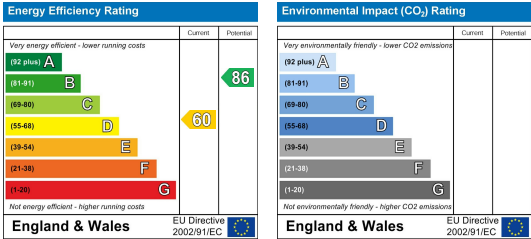
Area Map



Floor Plans



Energy Efficiency Graph



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