

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## 18 Magor Avenue

Tron, Camborne, TR14 9HA

**£149,950**



Ready for finishing, this two bedroom semi-detached house is located in a popular village location. The bathroom and kitchen are provided but need to be fitted and the first fix of the electrics have been completed. There is partial double glazing, electric heating and the solar panels are owned. CASH PURCHASE ONLY.



This is an excellent opportunity to complete the remodelling of this semi detached home. It is in the process of renovation and is to be sold with a fitted kitchen which will need to be assembled and will include an oven, hob and hood. There is also a new bathroom suite which likewise will need to be installed. The property has been rewired to first fix and this will need completing as will redecoration of the house and other finishing work that may be required. This is reflected in the asking price of the property and gives somebody a good opportunity to acquire a modestly priced home. The lounge has a small open fireplace and the kitchen/diner has double doors to the rear garden in addition to a window. To the first floor there are two bedrooms with the first being very generously proportioned having two windows with open views. There is also a landing area. The property is mostly double glazed and there are owned solar panels. Externally there is a front lawned garden with pedestrian access. There is a side pathway leading to quite a generous enclosed garden bordering onto open land. There is also an outbuilding. Troon village centre is within a few hundred yards and here you will find a post office/stores and village facilities together with bus services. Offered chain free, it offers the following accommodation:-

**RECESSED PORCH**

Door to entrance hallway.

**HALLWAY**

Stairs to the first floor and a window to the side.

**LOUNGE**

11'0" x 8'11" (3.37m x 2.73m)

With a small focal Delabole fireplace and an adjoining recess.

**KITCHEN/DINER**

17'8" x 9'7" (5.40m x 2.93m)

Ready for refurbishment as previously mentioned with a B&Q fitted kitchen still in its boxes and also incorporating an oven, hob and hood. There are double doors to the rear and an understairs cupboard.

**FIRST FLOOR**

Loft hatch. Window to the side elevation.

**BEDROOM ONE**

14'7" x 9'0" (4.46m x 2.76m)

A generous room with with two windows to the front elevation being open aspect. There is also a built-in cupboard.

**BEDROOM TWO**

10'4" x 8'11" (3.17m x 2.73m)

Window to the rear elevation, an airing cupboard and a built-in wardrobe

**BATHROOM**

6'11" x 5'4" (2.12m x 1.63m)

Ready to be refurbished with the bathroom fittings available.

**OUTSIDE**

To the front there is a lawned garden and a central pedestrian access. Side access leads to a well enclosed garden being laid to lawn and having a garden store.

**DIRECTIONS**

From Camborne railway station proceed up the hill into the village of Beacon. Continue through here until you come to Troon and fork left by the Post Office. Take the first left into Magor Avenue.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: A.

**SERVICES**

Mains drainage, mains water, mains electricity, owned solar panels

Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

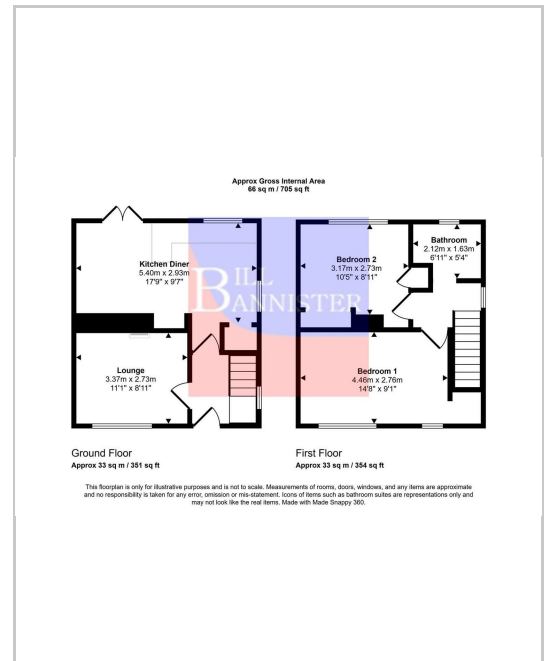
Mobile signal -

EE - Good outdoor & limited indoor, Three - Good outdoor & limited indoor, O2 - Good outdoor & limited indoor, Vodafone - Variable outdoor (sourced from Ofcom).

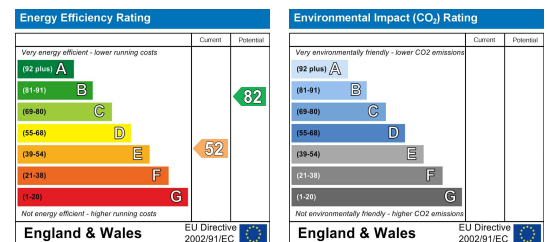
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.