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BILL BANNISTER

Sales & Lettings



2 Aneray Road Camborne, TR14 8UA

£269,950



Offering well presented family accommodation, this modern semi detached house is situated on a popular residential development and is within walking distance of the town centre. The property benefits from three bedrooms, a lounge, separate dining room, a kitchen and a shower room. It is double glazed and this is complemented by gas fired heating. Externally there is paviour parking for several vehicles, a well enclosed rear garden and the bonus of a garage.



We are pleased to be able to offer for sale this three bedroom house offering good sized family accommodation and having the bonus of being within walking distance of Camborne town centre. Internally, a good sized lounge with a coal effect gas fire leads from the hallway. Thereafter, bi-fold doors lead into the dining area which in turn flows through to the kitchen. Furthermore, the ground floor benefits from a well equipped shower room. To the first floor, there are three bedrooms, two of which are doubles with the front bedroom having a pleasant outlook over a tree lined public green space. The property has gas fired central heating complemented by double glazing throughout. Externally, to the front a generous sized driveway offers parking for up to four vehicles and this is complemented by a single garage to the rear which also offers a single parking space directly in front whilst there is also further street parking in the vicinity. In terms of location, the property is within a short driving distance of Camborne town centre which can also be reached on level access in around fifteen minutes on foot and furthermore, there are bus services close by. Camborne offers a range of shopping facilities and other amenities including a mainline railway station. Redruth can be reached in around twenty minutes by car. There is easy access to the main A30, the north coast at Portreath is around four miles away and Tehidy Country Park is within easy reach as is Tehidy Park Golf Club.

Upvc front door with two obscure double glazed panels and an obscure double glazed casement side panel window leading to:

HALLWAY

Radiator, stairs to the first floor with an understairs cupboard and a door with two obscure frosted glazed panels leads to:

SHOWER ROOM

5'3" x 6'3" (1.61m x 1.93m)
Low level wc, wash hand basin in a vanity unit and a quadrant shower cubicle with a thermostatic shower and aqua board splash back. There is also aqua board splash backs throughout the shower room. Obscure double glazed casement window to the side aspect and a wall mounted towel radiator.

LOUNGE

10'0" x 15'6" (3.07m x 4.73m)
Upvc double glazed casement window overlooking the front garden and aspect. Coal effect gas fire set in a fireplace. Bi-fold doors with frosted glazed panels leading to:

DINING ROOM

7'4" x 6'1" (2.24m x 1.87m)
Radiator and a upvc double glazed window overlooking the rear patio, garden and aspect. Door leading to:

KITCHEN

8'2" x 7'4" (2.51m x 2.26m)
Range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Plumbing for washing machine, space for white goods and space for a fridge/freezer. Composite sink and drainer, upvc double glazed window to the side aspect. Upvc half panelled obscure double glazed door leads to the rear garden.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

12'9" x 9'11" (3.91m x 3.04m)
Upvc double glazed casement window overlooking the front garden and aspect with a radiator under. Door open to a storage cupboard.

BEDROOM 2

7'11" x 11'7" (2.43m x 3.55m)
Upvc double glazed window overlooking the rear garden with a radiator under. Door leads into a full height cupboard housing an Ideal Logic 30 combi boiler.

BEDROOM 3

7'7" x 8'5" (2.32m x 2.59m)
Upvc double glazed casement window overlooking the rear garden and aspect with a radiator below.

OUTSIDE

To the front a block paved driveway provides parking for up to four vehicles with a side path giving access to the front door. There is a slabbed area bordering a small lawned area with a pathway across the front of the property. To the rear there is a GARAGE 3.43m x 2.64m (11'3 x 8'8) with an up and over door, lighting, power and a parking space in front. There is an astro-turf area with a planting feature, a greenhouse and a shed. A patio area includes an undercover section and a side pathway leads to the front of the property. External tap.

DIRECTIONS

From the the crossroads and traffic lights at the top of Tuckingmill Hill, continue straight over, down the hill and turn right at the next lights into North Roskear Road. Continue along and at the mini roundabout proceed straight over into Eastern Lane. Take the first left into Aneray Road and the property will be found on the left hand side.

AGENTS NOTE

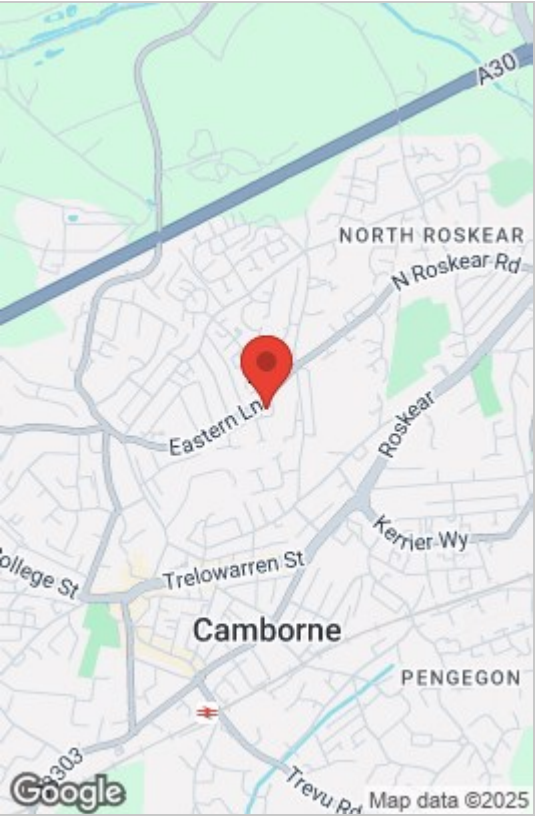
TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

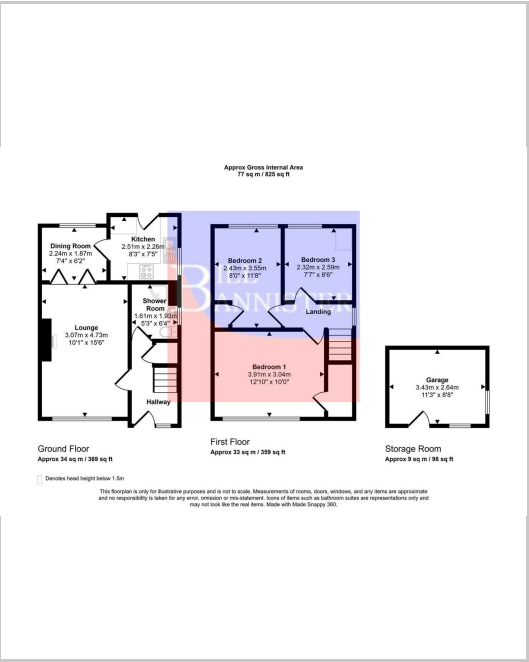
Mains drainage, mains water, mains electricity and mains gas heating.

Mobile signal -
EE - Good indoor & outdoor, Three - Variable indoor & good outdoor, O2 - Good outdoor only, Vodafone - Variable indoor & good outdoor (sourced from Ofcom).

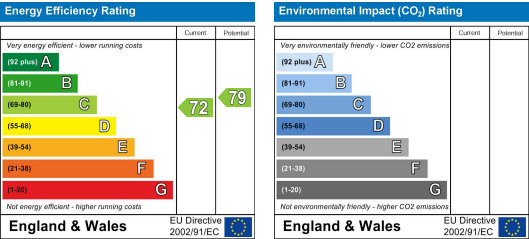
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.