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BILL BANNISTER
Sales & Lettings

7 Roskear Fields

Camborne, TR14 8DA

£199,950

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Offered for sale with no onward chain, this semi detached house would now benefit from updating and improvement. It offers well proportioned family living accommodation with two first floor bedrooms plus a bathroom and a third bedroom to the ground floor with the bonus of an en-suite shower room. There are also two good reception rooms and a kitchen. The property has partial double glazing and this is complemented by gas heating. Externally there are well stocked gardens, a garage and parking to the front and side.

Tucked away from Roskear Road, this semi detached property is now ready for you to update to your own taste and requirements and is offered chain free. To the first floor there are two bedrooms and a bathroom. To the ground floor there are two reception rooms, a kitchen and a rear extension providing a bedroom/living room with an en-suite making it ideal for perhaps a dependent relative. The property has a gas heating system and some double glazing. Externally it has the benefit of parking to the front and side together with a garage. The rear garden is quite generous, is mostly laid to lawn and well enclosed. We would suggest this offers plenty of scope for the keen gardener. Roskear is a popular part of Camborne and being tucked away, we feel this property has much to commend it. Level access is given to bus services, shopping facilities at Tesco and the town centre is within two thirds of a mile. Fairly priced to allow for updating, it has the following accommodation:

ENTRANCE PORCH
5'7" x 4'11" (1.72m x 1.52m)
With a tiled floor and a door to:

HALLWAY
Stairs to the first floor, two understairs cupboards and a radiator.

LOUNGE
13'6" x 11'3" (4.12m x 3.43m)
Focal point wooden fire surround with tiled inserts, a hearth and a grate. Radiator.

DINING ROOM
9'10" x 12'7" (3.02m x 3.85m)
Two alcoves, one with a built-in cupboard having shelving. Radiator.

KITCHEN
9'8" x 12'10" (2.95m x 3.92m)
Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath, splash backs and eye level units. Floor to ceiling built-in cupboard. Radiator and a door to the side.

REAR LOBBY
Cupboard housing a Glow Worm gas boiler. Radiator.

BEDROOM 3/LIVING ROOM
9'10" x 11'7" (3.02m x 3.55m)
Radiator and a door to the rear. Built-in wardrobe/cupboard.

SHOWER ROOM
4'3" x 7'6" (1.31m x 2.29m)
Shower cubicle with a Triton shower. Pedestal wash hand basin and a low level wc. Wall tiling and a radiator.

FIRST FLOOR

BEDROOM 1
10'5" x 10'8" (3.19m x 3.27m)
Double wardrobe, built-in dressing table and a radiator.

BEDROOM 2
8'3" x 9'10" (2.52m x 3.00m)
Fitted wardrobe with bi-fold doors and a radiator.

BATHROOM
7'11" x 8'1" (2.42m x 2.47m)
Twin grip panelled bath with a tiled surround and a pedestal wash hand basin. Low level wc and a radiator. Airing cupboard housing a hot water cylinder.

OUTSIDE
Immediately to the front there is a hard standing for one vehicle and to the side there is a small driveway providing parking and leading to a GARAGE with a rear pedestrian door. The rear garden is particularly noteworthy being of generous proportions and offering a lot of scope for the keen gardener. There are borders, bushes, trees etc and what appears to be raised vegetable garden. We consider the garden to be an important feature of this property being in mind the generous proportions.

DIRECTIONS
From Camborne Tesco roundabout take the Tuckingmill exit into Roskear. Some few hundred yards down there is a turning on the left into Roskear which literally comes back on itself and then take the right hand turn sign posted Roskear Fields. The property will be found on the left hand side identified by a For Sale board.

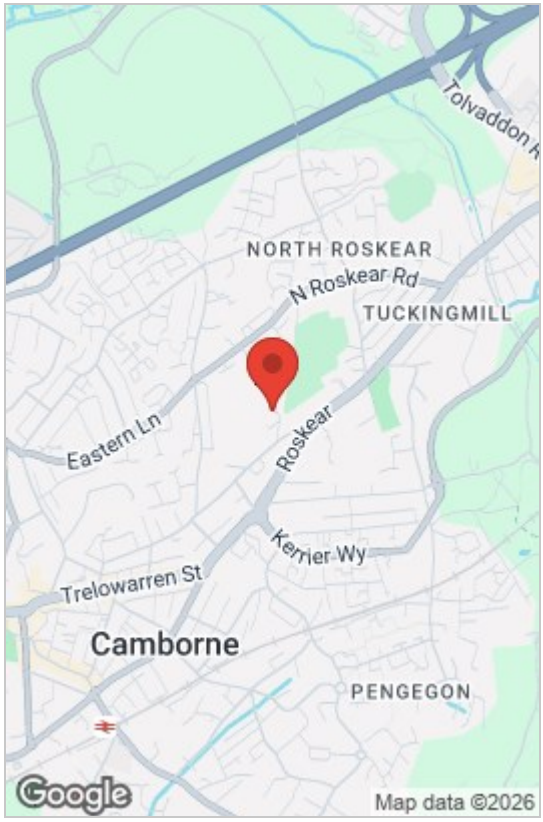
AGENTS NOTE
TENURE; Freehold.
COUNCIL TAX BAND: B.

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

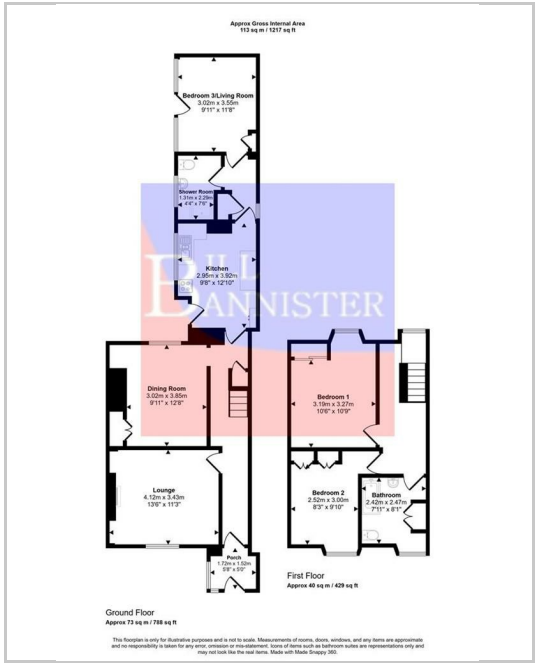
Broadband highest available download speeds - Standard 13 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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

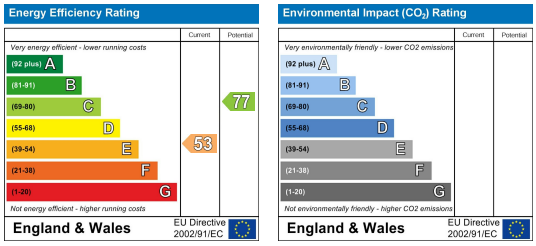
Area Map



Floor Plans



Energy Efficiency Graph



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