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BILL BANNISTER

Sales & Lettings



4 Barlowena

Camborne, TR14 7RP

Guide price £239,950



This well presented detached bungalow which is chain free, is set in lovely well stocked gardens and benefits from two bedrooms, a lounge/diner, kitchen, shower room and the bonus of a rear sun lounge/conservatory with lovely views over the garden. The property is double glazed and this is complemented by gas fired heating. Externally there is paviour parking for several vehicles and a substantial timber shed.



Situated in this ever popular cul-de-sac being within a virtually level quarter of a mile of the town, this detached bungalow offers two bedroomed accommodation and is offered chain free. There is also a lounge/diner with a multi fuel stove, a kitchen, a sun lounge/conservatory and a shower room. Gas heating is provided and this is complemented by double glazing. Externally the gardens are lovely and a lot of time and effort has been spent here over the years to create a picture with borders, lawns and shrubbery etc. In addition to the paviour driveway there is a small gravelled area that at some stage was incorporated by the present owners to house a motorhome. The rear garden is very well enclosed being beautifully laid out with lawns and borders plus a substantial garden shed. To one corner there is a splendid Palm Tree and beyond this is a productive vegetable garden.

FRONT PORCH

With a triple aspect, a part coloured glass front door and a tiled floor.

LOUNGE/DINER

12'6" x 9'9" (3.83m x 2.99m)

Focal point multi fuel stove with a hearth. Radiator.

KITCHEN

8'9" x 9'8" (2.68m x 2.96m)

Single drainer stainless steel sink unit flanked by working surfaces having cupboards and drawers beneath plus tiled splash backs. Eye level cupboards and a useful shelved pantry. Space for white goods and a wall mounted Baxi gas combi boiler.

BEDROOM 1

10'8" x 9'7" (3.26m x 2.94m)

Fitted double wardrobe and a radiator.

BEDROOM 2

8'7" x 10'2" (2.63m x 3.12m)

Radiator, small pane door and patio doors leading to:

CONSERVATORY/SUN LOUNGE

8'3" x 9'4" (2.52m x 2.87m)

Overlooking the rear garden and taking advantage of the sun for most of the day. Coloured glass inserts.

SHOWER ROOM

5'6" x 5'0" (1.70m x 1.54m)

A corner shower cubicle with a Triton electric shower. Pedestal wash hand basin and a low level wc. Wall tiling and a radiator.

OUTSIDE

To the front there is paviour parking for several vehicles and an adjoining gravelled area that the vendor informs us used to be sufficient to park a motorhome. There is a very well established Palm Tree and a lawned front garden with well established borders and side access to a very productive vegetable plot being well cultivated by the vendors. The rear garden is laid to lawn being very well enclosed with borders and a SUBSTANTIAL TIMBER SHED 3.66m x 2.44m (12' x 8').

DIRECTIONS

From the roundabout at the former library in Camborne proceed over the railway line towards Beacon and bear right into Mount Pleasant Road. Continue along here until you see Barlowena sign posted left and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

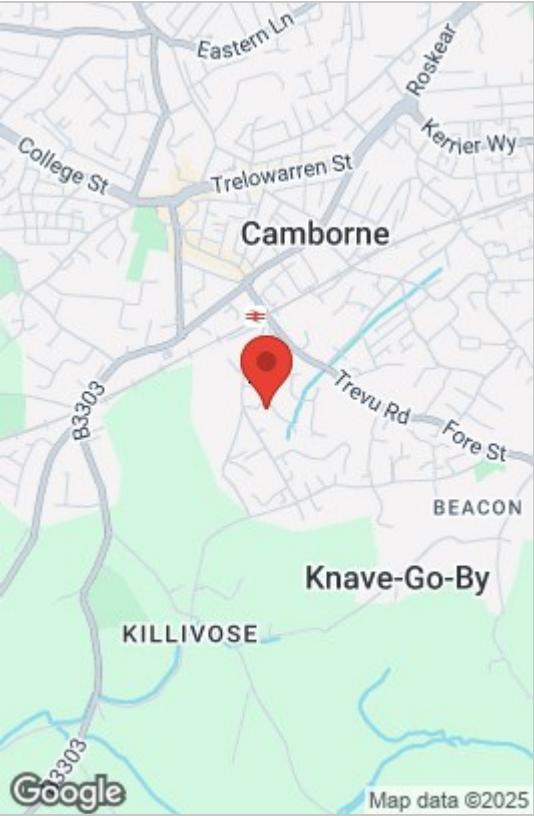
SERVICES

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

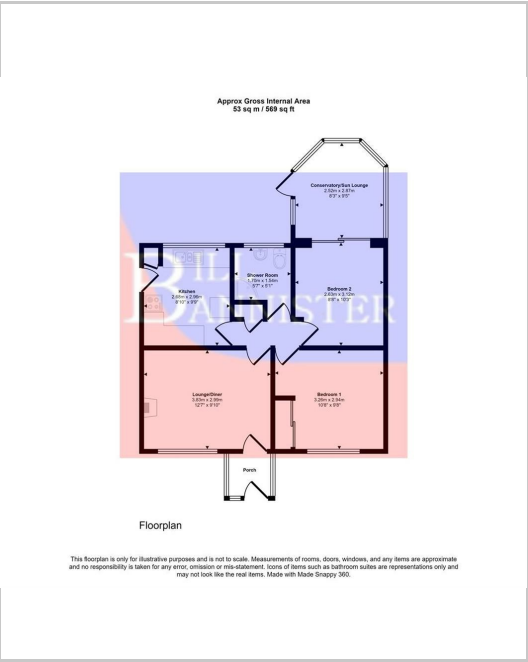
Broadband highest available download speeds - Standard 14 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Limited, Vodafone Likely (sourced from Ofcom).

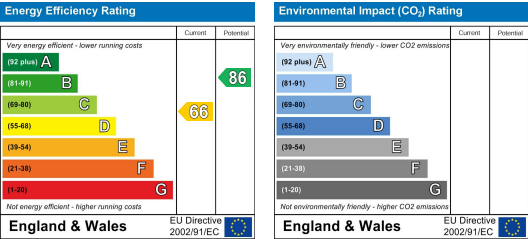
Area Map



Floor Plans



Energy Efficiency Graph



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