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Sales & Lettings



48 Enys Road Camborne, TR14 8TW

£199,950



Offered for sale as a CASH PURCHASE and with the benefit of no onward chain, this end terraced house offers substantial family living accommodation. There are three bedrooms, three good reception rooms, a kitchen, conservatory, bathroom and a separate wc. The property is double glazed and this is complemented by gas heating. Externally there are gardens to both front and rear with the bonus of a large detached double garage and parking.



Offered with no onward chain, we are very pleased to bring to market this substantial three bedroomed end of terrace property, built in the 1940's and set in a most convenient location for local amenities. There are some original features and this includes an entrance vestibule with mosaic floor tiles that extends into the hallway. The ground floor offers particularly generous living accommodation, there is a front reception room, a second reception which links via internal French doors to the substantial third reception come dining room and this gives initial access to the rear garden. This room gives access to the kitchen and in turn gives access the family bathroom with a separate WC, both of which are tiled throughout. The kitchen also leads out to a rear conservatory which gives further access to the rear garden. To the first floor, there are two double bedrooms and one single. The double bedroom at the front of the property also has the added benefit of full length built-in wardrobes. Externally, a striking central palm tree is a visual feature of the front garden. The low maintenance rear garden is made up of raised planting borders with patio and lawned areas. The property has the added bonus of a standalone double garage to the rear with an access lane and additional parking immediately in front. It should be noted that the garage has a vehicle inspection pit. In terms of location, this property is well placed in terms of schools with a local academy, junior and primary schools all easily accessible. Camborne town centre can be reached within ten minutes or so on foot where you will find a major supermarket and the many other amenities within the town. There is a second supermarket within a five minute drive. A mainline railway station offers services to London amongst other destinations and can be reached in under twenty minutes on foot or via a short drive. There are also bus services available. The A30 trunk road is very accessible being within a five minute drive. Further afield, Portreath Beach, with its access to the famous South West Coastal Path, is around ten minutes by car. Tehidy Woods, the largest area of woodland in West Cornwall, is within a similar distance.

Upvc front door with an obscure double glazed panel and two obscure single glazed panels over leads to:

ENTRANCE VESTIBULE

Wooden internal front door with obscure glazed decorative panels and a clear glazed central panel leads to:

STAGGERED HALLWAY

With mosaic tiles and stairs to the first floor. Radiator.

RECEPTION 1

14'6" x 13'2" (4.42m x 4.03m)

Upvc bay window overlooking the front garden and aspect. Low level corner storage cupboard housing the services. Open fire in a tiled surround and set on a tiled hearth. Radiator.

RECEPTION 2

12'8" x 10'11" (3.88m x 3.34m)

Upvc double glazed window overlooking the side aspect. Radiator. Internal upvc double glazed French doors open to:

RECEPTION 3/DINING ROOM

18'3" x 15'0" (5.58m x 4.59m)

Upvc double glazed windows overlooking the side patio and garden. Upvc French doors opening out to the side patio. Two radiators, partial wood panelled ceiling and partial beamed ceiling. Open brick fireplace with a brick surround on a wooden hearth. Wood framed clear glazed window looking into the kitchen. Partial wainscoted wall and an understairs storage cupboard. Open access to:

KITCHEN

14'6" x 7'2" (4.43m x 2.19m)

Partial wainscoted wall, and a single stainless steel sink and drainer below a upvc window overlooking the side patio and aspect. Roll edge work surfaces, beamed ceiling and an Integra extractor hood. Space for a gas cooker and space and plumbing for a washing machine. Tiled splash backs to one wall. Wooden door with two obscure glazed panels opens to:

CONSERVATORY

6'3" x 10'9" (1.91m x 3.29m)

A triple aspect with upvc double glazed windows overlooking the side and rear garden.

REAR HALLWAY

7'9" x 6'3" (2.37m x 1.92m)

Tiled floor and a radiator.

SEPARATE WC

Low level wc below a upvc obscure double glazed window to the conservatory. Fully tiled.

FAMILY BATHROOM

7'9" x 6'3" (2.37m x 1.92m)

Fully tiled with a wash hand basin and a bath with a Mira Advance electric shower over. Silavent extractor fan and a upvc obscure double glazed window overlooking the conservatory. Radiator and loft access hatch.

PANTRY ROOM

Housing a Worcester boiler.

FIRST FLOOR

QUARTER LANDING

Upvc double glazed window to the rear aspect.

LANDING

Loft access hatch and a storage cupboard with hanging space and shelved storage.

BEDROOM 1

13'2" x 10'10" (4.02m x 3.32m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

BEDROOM 2

11'5" x 11'11" (3.49m x 3.65m)

Upvc double glazed window overlooking the front garden and aspect. Full length built-in wardrobes with hanging space and shelving. Radiator.

BEDROOM 3

6'9" x 8'7" (2.07m x 2.63m)

Upvc double glazed window overlooking the front garden and aspect.

OUTSIDE

To the front a gate and pedestrian pathway lead to steps up to the front door. There is a low maintenance gravelled garden with a striking central Palm Tree feature and a walled border. A concrete pathway with a raised planting border leads to a gate providing access to the rear garden. A pathway leads to a rear shed with lighting and power plus an external tap. The rear garden is south facing with a raised patio leading to a further raised laid to lawn area. A pathway leads to a upvc obscure double glazed door accessing the rear of the DOUBLE GARAGE 5.55m x 6.05m (18'3" x 19'10") with lighting and power, inspection pit, outward opening doors to the off road parking area and two obscure glazed sliding windows overlooking the rear garden.

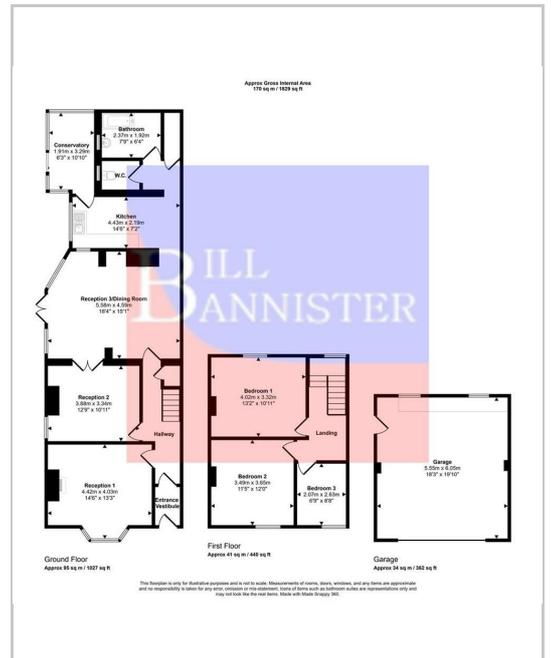
DIRECTIONS

From our office in Redruth take the main road towards Camborne, through Pool and up to the crossroads and traffic lights at the top of Tuckingmill Hill. Proceed down the hill and turn right by the mattress shop into North Roskear Road. At the mini roundabout continue straight on into Eastern Lane. At the T junction take the first turning right into Enys Road and the property will be found on the right hand side.

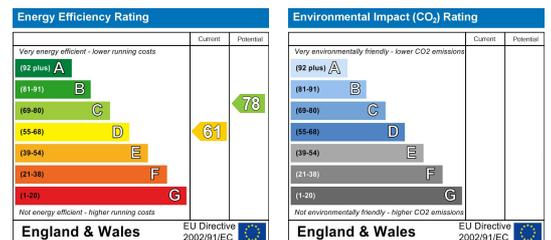
Area Map



Floor Plans



Energy Efficiency Graph



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