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**Roscrow Drive,  
Camborne**

**£275,000  
Freehold**





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## **Property Introduction**

This modern double fronted terraced house, which is convenient for the town, schooling and the A30, is being offered for sale chain free. Benefiting from three bedrooms with the principal bedroom featuring an en-suite, there is a dual aspect lounge which is complemented by a dual aspect kitchen/dining room and in addition to the family bathroom on the first floor there is a cloakroom/WC on the ground floor. Fully double glazed the property is warmed by a gas combination boiler supplying radiators.

To the outside an open plan lawned garden to the front sets the property back from the pavement, the rear garden is enclosed, largely lawned and secure for younger children and pets. To the rear of the garden is a parking space.

In summary, a superb family home that requires closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

## **Location**

Located within half a mile of the town, Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living. There is a mix of national and local shopping outlets, banks, a post office together with a mainline railway station which connects with London Paddington and the north of the country. Schooling is available for all ages locally and the A30 is within three quarters of a mile.

Truro, the administrative and cultural heart of Cornwall is within 13 miles and the north coast village of Portreath which is noted for its sandy beach and active harbour is within 5 miles. The south coast town of Falmouth which is home to Cornwall's university is within 14 miles.

### **ACCOMODATION COMPRISES**

Storm porch with composite door opening to:-

#### **HALLWAY**

With laminate flooring, radiator and recess turning stairs to first floor. Doors open off to:-

#### **LOUNGE 17' 2" x 11' 9" (5.23m x 3.58m)**

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed door and window to rear. Radiator.

### **KITCHEN/DINER 17' 1" x 7' 11" (5.20m x 2.41m)**

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed door and window to rear. The kitchen area is fitted with a range of eye level and base shaker style units with adjoining square edge working surfaces and incorporating an inset stainless steel sink unit with mixer tap. Integrated stainless steel oven with inset ceramic hob and stainless steel cooker hood over, integrated dishwasher and wall mounted Worcester combination gas boiler. Under stairs storage cupboard, laminate flooring and radiator.

### **WC/CLOAKROOM**

With a close coupled WC, wall mounted wash hand basin and laminate flooring. Radiator.

### **FIRST FLOOR LANDING**

A central landing with uPVC double glazed window to the rear. Recessed storage cupboard and radiator. Doors open off to:-

### **PRINCIPAL BEDROOM 12' 10" x 10' 9" (3.91m x 3.27m)**

With uPVC double glazed window to the front. Radiator. Door to:-

#### **EN-SUITE**

uPVC double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin with over size shower enclosure and plumbed shower. Extensive ceramic tiling to walls, laminate flooring and towel radiator.

### **BATHROOM**

uPVC double glazed window the front. Fitted with a close coupled WC, pedestal wash hand basin and panel bath with mixer tap. Extensive ceramic tiling to walls, laminate flooring and radiator.

### **BEDROOM TWO 10' 6" x 9' 9" (3.20m x 2.97m)**

uPVC double glazed window to the front. Radiator.

### **BEDROOM THREE 11' 8" x 7' 0" (3.55m x 2.13m)**

uPVC double glazed window to the rear. Radiator.

### **OUTSIDE FRONT**

To the front there is an open plan lawned garden with a central pathway and an external power connection.

### **REAR**

The rear garden is enclosed, largely lawned with a patio and a base for a shed. External water supply and pedestrian access leading out onto the rear. To the rear of the property there is a parking space for one vehicle.

### **AGENT'S NOTE**

Please be advised the property is band 'B' for council tax. In line with the majority of modern developments there is a service charge payable for road lighting, road maintenance and grass cutting which currently stands at £355.51 per year (£29.63) per calendar month.

### **SERVICES**

Mains gas, mains electric, mains water (metered) and mains drainage.

### **DIRECTIONS**

From Camborne parish church head out of town and take the immediate turn right into wellington road, continue through Trelawny road and at a staggered junction turn right then immediately left into Enys road, continue along Enys road where Penscoven Road can be found on the left hand side and on entering Penscoven road turn immediately right where the property will be identified on the left hand side. If using what three words liquid.guidebook.jiggle

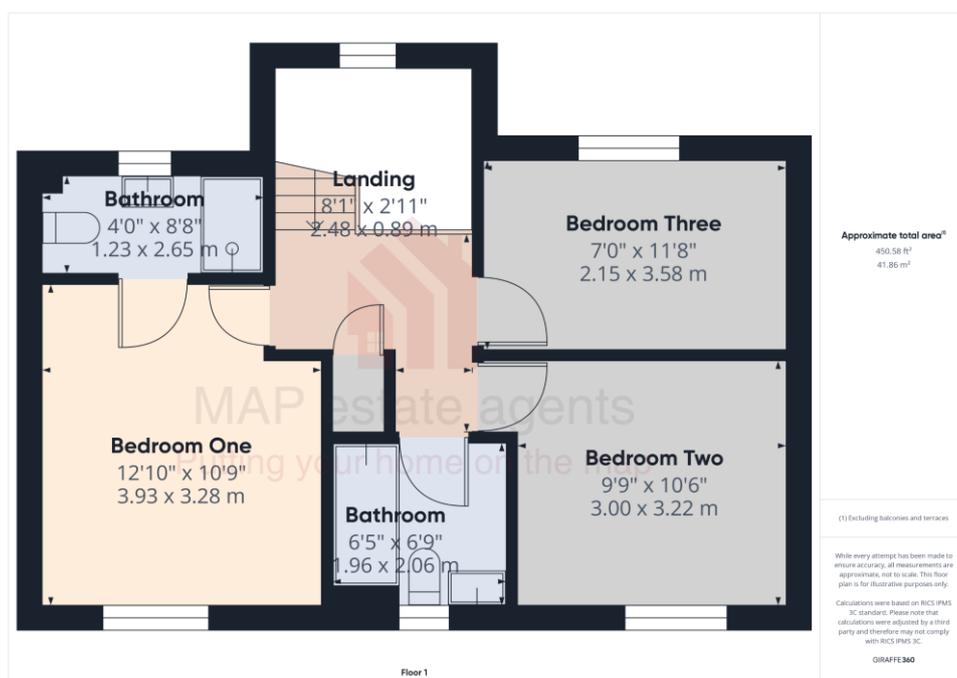
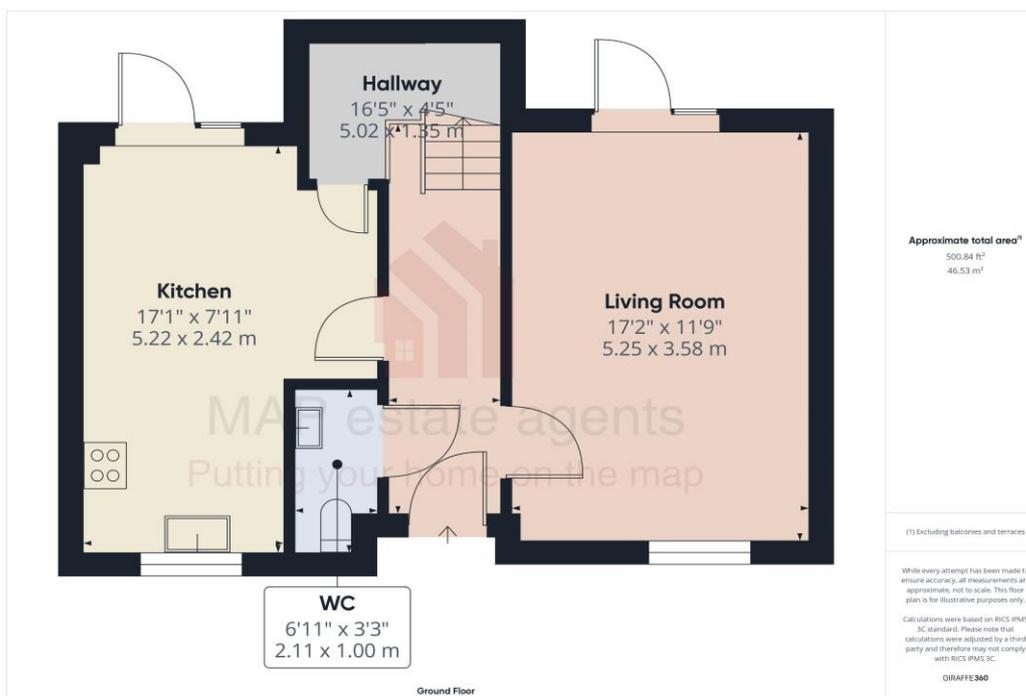


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>82</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Modern terraced house
- No onward chain
- Three bedrooms (principal en-suite)
- Dual aspect lounge
- Dual aspect kitchen/dining room
- First floor family bathroom
- Ground floor WC
- Gas central heating
- uPVC double glazing
- Gardens and parking



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