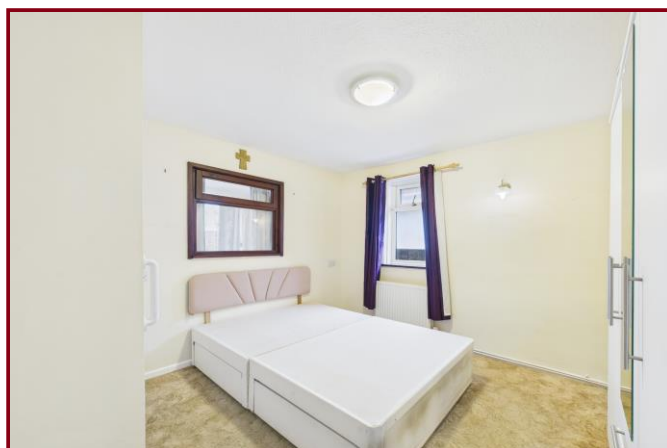




MAP estate agents
Putting your home on the map

**Troon,
Camborne**

**Guide Price £240,000
Freehold**





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Property Introduction

This well presented detached bungalow offers spacious and well presented accommodation and is being offered to the market with NO FORWARD CHAIN. Internally there are two double bedrooms and a further room that could be used as a third bedroom or hobby room, a spacious kitchen, living room, conservatory and garden room.

The property has gardens to both the front and rear, a garage and ample driveway parking.

We feel the bungalow to be competitively priced and strongly recommend viewing at the earliest opportunity!!

Location

Troon is a popular village close to the major town of Camborne and benefits from a Primary School, village shop and Post Office. There is also a fish and chip shop, Public House and a pharmacy.

Within one and a half miles there is the centre of Camborne which offers a wider range of shops, banks and a mainline Railway Station which connects to London Paddington and the north of England.

ACCOMMODATION COMPRISES

Double glazed panel front door with matching side panel to :-

ENTRANCE PORCH

Cloaks hanging space. Doors to :-

SITTING ROOM 12' 10" x 9' 10" (3.91m x 2.99m)

Radiator. Television point. Double glazed French doors to :-

CONSERVATORY 8' 0" x 6' 11" (2.44m x 2.11m)

Of uPVC double glazed construction with dwarf wall. Radiator. Double glazed door to rear garden.

BEDROOM THREE/HOBBY ROOM 9' 10" x 7' 6" (2.99m x 2.28m)

Double glazed window to front. Radiator. Window to bedroom one.

KITCHEN 14' 4" x 9' 9" (4.37m x 2.97m) maximum measurements

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space and plumbing for washing machine. Stainless steel electric oven with hob inset to work surface. Floor standing boiler. Two double glazed windows to side. Complementary wall tiling. Tiled flooring. Door to inner hallway. Door to:-

GARDEN ROOM 23' 7" x 3' 1" (7.18m x 0.94m)

Double glazed windows to side and front. Double glazed doors to rear and side.

INNER HALLWAY

Access hatch to loft storage space. Doors to :-

BEDROOM ONE 10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window to side. Radiator.

BEDROOM TWO 9' 11" x 8' 9" (3.02m x 2.66m)

Double glazed window to rear. Radiator.

BATHROOM

Fitted with a white suite comprising panelled bath with electric shower unit over, wash handbasin inset to vanity unit and close coupled WC. Heated towel rail. Obscure double glazed window to side.

OUTSIDE

To the front of the property there is a paved and walled fore garden and driveway parking leading to the :-

GARAGE 19' 1" x 8' 5" (5.81m x 2.56m)

with metal up and over door and work bench.

OUTSIDE REAR

The rear garden is enclosed and laid with patio slabs for ease of maintenance. Here one can find a useful garden shed and courtesy door to the garage.

SERVICES

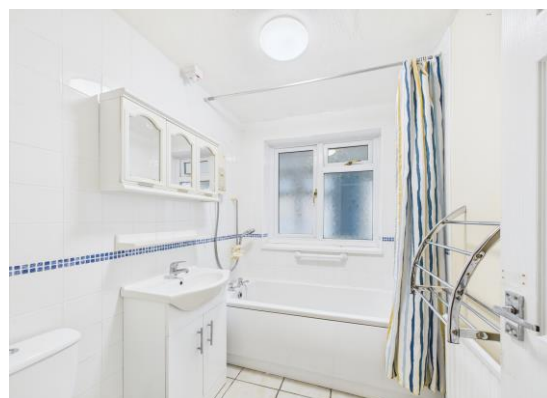
The property benefits from mains water, mains electricity and mains drainage. Oil fired central heating.

AGENT'S NOTES

Please be advised that the Council Tax Band is band 'C'.

DIRECTIONS

From Camborne Railway Station proceed up the hill into Trevu Road, continue along this road and on entering the village of Beacon continue straight through, along Pendarves Street and after leaving the village there is a garage on the left hand side, continue along the road passing the entrance to Grenville Gardens on the left hand side and then take the next left into Polgine Lane. Take second right again in Polgine Lane and follow the road around where the property will be seen on the right hand side. If using What3words mouths.soothing.advising

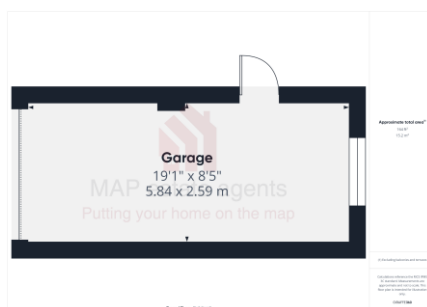
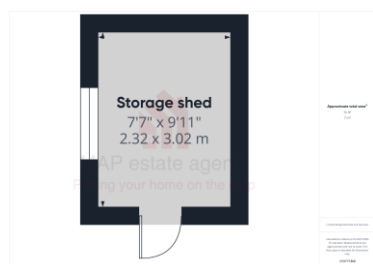


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached bungalow
- No chain sale
- Two/three bedrooms
- Garage and driveway
- Conservatory
- Gardens to front and rear
- Garden shed
- Double glazing and oil central heating



01209 243333 (Redruth & Camborne)
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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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