



MAP estate agents
Putting your home on the map

**Normandy Way, Pengegon,
Camborne**

**£160,000
Freehold**





Normandy Way, Pengegon, Camborne

£160,000
Freehold

Property Introduction

Situated within a cul-de-sac, this terraced house built in the 1980s is being offered for sale chain free.

Requiring some updating and modernisation, it is well suited for a practical first time buyer or as an investment opportunity. Benefitting from two bedrooms and bathroom on the first floor, there is a lounge, dining room and fitted kitchen.

Fully double glazed, heating is provided by electric heaters. To the outside, there is an open planned lawned garden to the front whilst the rear garden is enclosed, features a patio and is laid largely to lawn.

Adjacent to the property, there is a parking space for one vehicle.

Competitively priced to attract interest. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is located within a cul-de-sac and is a short distance from Camborne town which is steeped in mining history and offers all the facilities you would expect for modern living.

There is a mix of local and national shopping outlets, the town benefits from a mainline railway station with direct links to London Paddington and the north of England and there is easy access to the A30 Trunk Road. Within a quarter of a mile there is the edge of town Tesco supermarket, Truro, the administrative and cultural heart of Cornwall is within fourteen miles or the north coast of Portreath is within six miles. Falmouth on the south coast which is Cornwall's university town will be found within thirteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to :-

LOUNGE 14' 7" x 9' 0" (4.44m x 2.74m)

Two uPVC double glazed windows to the front. Dimplex quantum electric heater. Laminate flooring and stairs to first floor. Door to :-

DINING ROOM 8' 4" x 7' 5" (2.54m x 2.26m)

uPVC double glazed door and full height window to rear. Laminate flooring. Squared archway into :-

KITCHEN 8' 4" x 6' 6" (2.54m x 1.98m)

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Cooker point and tiled splashback.

FIRST FLOOR LANDING

A central landing with access to loft space. Doors opening off to :-

BEDROOM ONE 11' 0" x 9' 0" (3.35m x 2.74m)

Two uPVC double glazed windows to the front. Electric panel heater and airing cupboard containing copper cylinder with emersion heater and shelving.

BEDROOM TWO 8' 5" x 7' 1" (2.56m x 2.16m)

uPVC double glazed window to the rear. Electric panel heater.

BATHROOM

uPVC double glazed window to the rear. Fitted with a close couple wc, pedestal wash hand basin and panelled bath with Triton electric shower over.

OUTSIDE FRONT

To the front of the property there is an open planned lawned space.

OUTSIDE REAR

The rear garden is enclosed, features a patio with the remainder of the garden being lawned and there is pedestrian access out onto the rear.

PARKING

Adjacent to the property, parking is available for one vehicle.

SERVICES

The property benefits from mains water (metered), mains electric and mains drainage. The vendors inform us that the property previously had gas connected to it although this is now isolated to the outside.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'A'.

DIRECTIONS

From Tesco car park, turn left to Perryway and at a set of traffic lights turn right into Kerrier Way, after the road bares to the left turn right at the next junction heading towards lower Pengegon. Cross over the railway line and take the first turning right into Pengegon park and continue along the full length of Pengegon Park into Normandy Way where the property will be identified in a cul-de-sac on the left hand side. If using What3Words:- Inherit.Sings.Built.

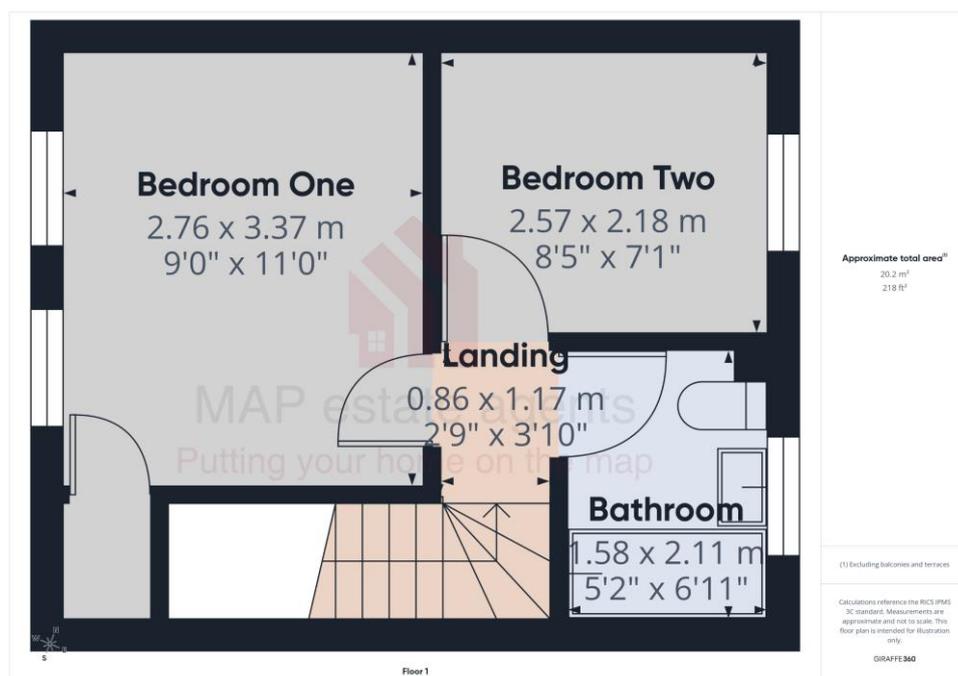


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Mid terrace house close to edge of Camborne
- Requires updating
- Ideal first buy
- Potential rental property
- Two bedrooms
- Lounge
- Dining area
- Fitted kitchen
- Electric heating and double glazing
- Enclosed rear garden and parking



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.