



# Grenville Gardens

## Troon

### Camborne

### TR14 9DT

Offers In The Region Of  
£190,000

- END OF TERRACE FAMILY HOME
- THREE BEDROOMS
- ENCLOSED SUNNY GARDENS
- FRONT AND REAR PORCH
- BATHROOM AND CLOAK ROOM
- GENEROUS LOUNGE
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 897.00 sq ft



#### PROPERTY DESCRIPTION

A wonderful opportunity to purchase this end of terrace family home situated in a popular village location. Perfect for first time buyers, the property enjoys spacious and well presented accommodation comprising an entrance porch, entrance hall, generous living room, kitchen, cloak room, rear porch, three good sized bedrooms and a three piece bathroom. Outside, the home enjoys gardens and space to three sides with a lawned area to the front, storage shed and summer house to the side and a lovely enclosed rear garden perfect for children and pets. A rear gate also gives access to on street parking. Other benefits include double glazing and gas central heating.

#### LOCATION

Grenville Gardens is a popular development situated in Troon which is a quiet village located just 1.5 miles from Camborne. The village offers a range of amenities including a local primary school, convenience store with post office, chemist, Football Club, play park and woodland walks. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

Composite door into porch with glazed door into:

#### ENTRANCE HALL

Stairs to first floor with space for shoes and coats below, wood effect flooring, radiator, doors to living room, kitchen, cloak room and rear porch.

#### LIVING ROOM

A generous living space with double glazed window, radiator, wood effect flooring.

#### KITCHEN

A good sized kitchen fitted with a range of matching base and wall units with granite effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven, gas hob and extractor hood, spaces for washing machine and fridge /freezer, tiled flooring, double glazed window.

#### CLOAK ROOM

W.C and hand basin with tiled splash back, obscure double glazed window, wood effect flooring.

#### REAR PORCH

A useful rear porch with triple aspect windows and door to rear garden, tiled floor, space for tumble dryer.

#### FIRST FLOOR

#### LANDING

Doors to bedrooms and bathroom, loft access hatch.

#### BEDROOM ONE

A large master bedroom with double glazed window, radiator, airing cupboard housing combination boiler.

#### BEDROOM TWO

A second double bedroom with double glazed window and radiator.

#### BEDROOM THREE

A comfortable single bedroom with double glazed window, radiator and built-in storage.

#### BATHROOM

A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with tiled splash backs, heated towel rail, two obscure double glazed windows, tile effect flooring.

#### OUTSIDE

The property is approached through a pedestrian gate into an enclosed lawned garden with a pathway leading to the side with additional gated access into the rear. The rear enjoys a private sunny enclosed garden which is perfect for children, pets and entertaining with a raised decked seating area, level lawn, a useful summerhouse and storage shed and mature bedded borders. A pedestrian gate then gives access to a rear lane where you will find on street parking. Although the parking isn't allocated, the neighbouring homes tend to park in the vicinity of their own homes.

#### DIRECTIONS

As you enter the village of Troon take the first left into Grenville Gardens. Take the first right onto the access lane where the property can be found at the end on your left hand side.

#### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

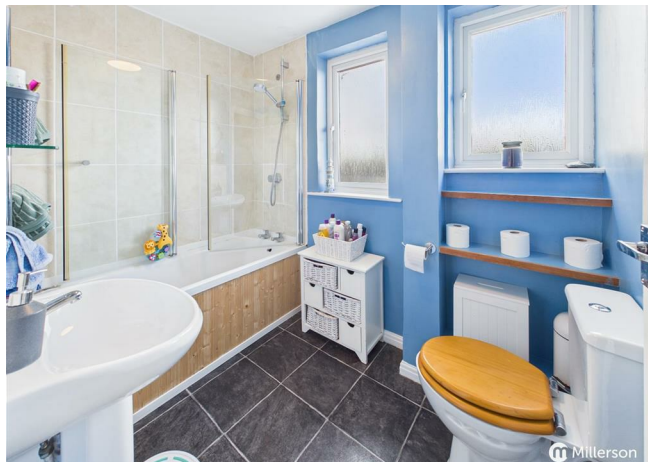


Sewerage: Mains  
 Heating: Mains gas-powered central heating is installed.  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Good  
 Parking: Communal and On Street  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes

experts: builder, plumber, electrician, damp, and timber expert.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

897 ft<sup>2</sup>  
83.3 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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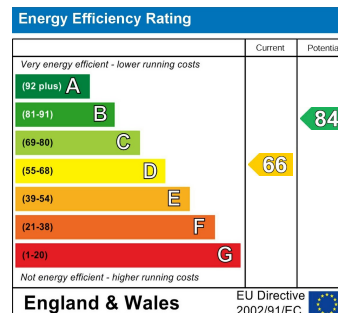
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