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# BILL BANNISTER

Sales & Lettings



## 17 Magor Avenue

Troon, Camborne, TR14 9HA

**Guide Price £185,000**



Offered for sale with no onward chain, this semi detached house is situated in the popular village of Troon and benefits from two bedrooms with a first floor shower room, a lounge and a well fitted kitchen/diner. The property is double glazed and has gas fired heating. Externally there is a lawned front garden and a larger than average rear garden with the bonus of a block built store.



Situated in a cul-de-sac location, this semi detached home offers well presented two bedroomed accommodation. There is a lounge leading to a well appointed kitchen/diner fitted with plenty of working surfaces plus an oven, hob and cooker hood. There is a breakfast bar acting as a room divide and a wall mounted Baxi gas combi boiler. To the first floor there are two bedrooms plus a shower room. The property has gas heating complemented by double glazing. Externally there is a lawned front garden plus side access leading to an outbuilding. The rear garden is well enclosed being laid to lawn and in our opinion having much scope for the keen gardener. The village of Troon offers a post office/store and bus services to Camborne where you can find more comprehensive shopping facilities, a main line railway station and a bus services.

RECESSED PORCH

HALLWAY

Approached via a upvc door with partial glazing. Laminate flooring, stairs to the first floor and understairs storage facilities. Radiator.

LOUNGE

10'10" x 8'8" (3.32m x 2.65m)

With a radiator.

KITCHEN/DINER

17'7" x 8'9" (5.37m x 2.67m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, breakfast bar and a recess. Fitted oven, hob and extractor. Wall mounted Baxi gas combi boiler, built-in pantry cupboard and a radiator. Side door to the exterior.

FIRST FLOOR

BEDROOM 1

14'7" x 9'4" (4.46m x 2.87m)

With a radiator.

BEDROOM 2

10'6" x 10'0" (3.22m x 3.06m)

With a radiator.

SHOWER ROOM

7'2" x 5'4" (2.20m x 1.65m)

A mains shower unit, Respatex wall covering, enclosed wash hand basin and a low level wc. Heated towel rail and an extractor fan.

OUTSIDE

To the front there is a lawned front garden with a pedestrian gate and side access leads to a BLOCK OUTBUILDING 2.36m x 2.07m (7'9 x 6'9). The rear garden is well enclosed and offers plenty of scope for the keen gardener with a TIMBER OUTBUILDING.

DIRECTIONS

From Camborne railway station proceed up the hill into the village of Beacon. Continue through here until you come to Troon and fork left by the Post Office. Take the first left into Magor Avenue and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

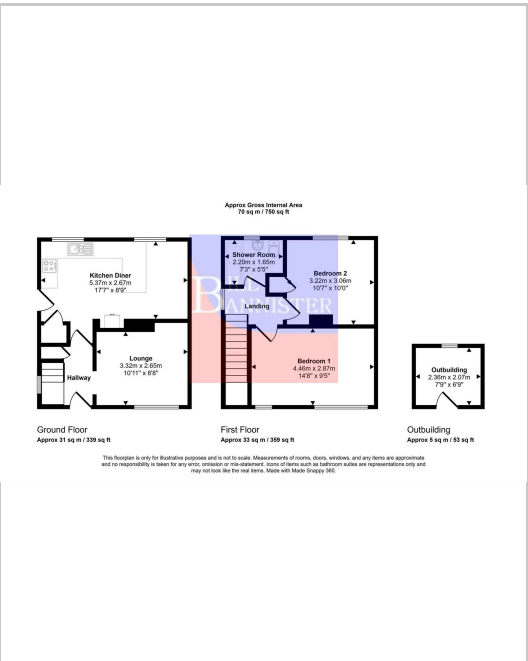
Mobile signal -

EE - Good outdoor only, Three - Variable indoor and good outdoor, O2 - Variable outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).

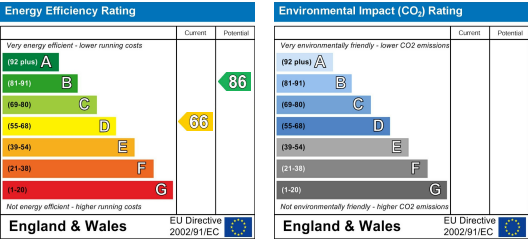
Area Map



Floor Plans



Energy Efficiency Graph



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