



**goundrys**  
SALES

experts in selling & buying

Dolcoath Road, Camborne, TR14 8RW

Guide Price £290,000

3 1 2



## Description

Offered onto the market is this attractive stone faced semi-detached residence having period features, benefitting from having two reception rooms, modern kitchen/breakfast room. There is an enclosed garden to the rear plus driveway parking to the front.

The entrance door opens into the vestibule which in turn opens into the hallway having the original tessellated tiled flooring. The lounge is of a good size having a feature fire place with a double glazed bay window to the front elevation. The dining room is currently being used as a 2nd living room having a feature fire place and sash window to the rear elevation. To the rear of the property can be found the spacious light and airy kitchen/breakfast room having a range of wall and base units with stainless steel sink and drainer unit having a mixer tap with wood worktops. There is space for the fridge/freezer and dishwasher, there is an integrated washing machine along with a 6 ring gas hob Smeg cooker. Double patio doors open into the garden. A door opens into an inner hallway with storage cupboard having a space for a tumble dryer, there is also a door opening into the garden. Also on the ground floor can be found the generous sized family bathroom being fitted with a white suite plus a double shower cubicle. On the first floor there are the 3 bedrooms, two are doubles and the third bedroom is currently being used as an home office. Outside there is a brick driveway providing parking for 2 vehicles. The rear garden is enclosed having a patio area with Astro turf for ease of maintenance with a seating area to the rear. Warmed by Gas central heating.

## Location

Dolcoath road is conveniently located for Camborne town centre with its wide range of shopping facilities and is well placed for schooling and the mainline railway station connecting to London Paddington.

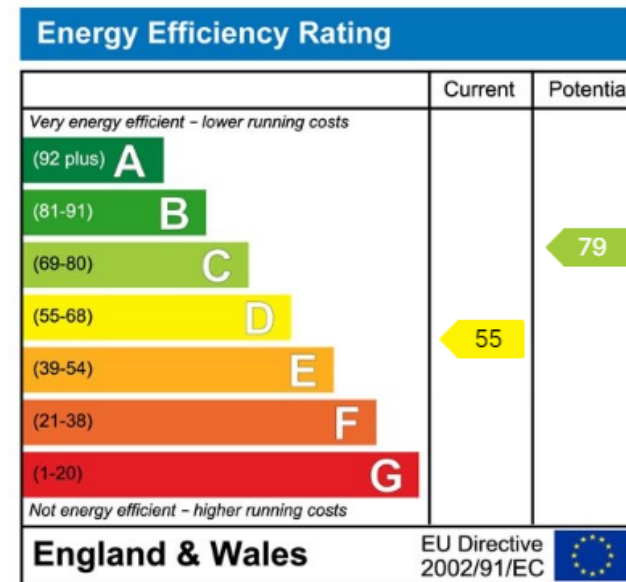
## Entrance Vestibule

## Hallway





- Semi Detached House
- Lounge with Feature Fireplace
- Separate Dining Room
- Driveway Parking
- Original Sash Windows
- 3 Bedroom Period Property
- Modern Fitted Kitchen/ Breakfast Room
- Gas Central Heating
- Enclosed Rear Garden
- Double Glazing where stated



TRURO

Treleven House E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD  
 01872 242425 - Sales  
 01872 242425 - Lettings

[www.goundrys.co.uk](http://www.goundrys.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements