



**MAP estate agents**  
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**Trevean Close,  
Camborne**

**£165,000  
Freehold**





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## **Property Introduction**

Situated in a quiet cul-de-sac on the outskirts of Camborne is this mid-terrace house. The property is offered for sale with no onward chain.

We consider this home to be an ideal first time buyer purchase or rental investment.

This property has two double bedrooms and features a spacious lounge/diner with double glazed patio doors to the garden and a modern fitted kitchen.

The property benefits from gas central heating and double glazing. Externally there are enclosed gardens to the front and rear.

## **Location**

The house is located within a popular development on the outskirts of the town and affording easy vehicular access into Camborne town. Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects with London Paddington and the north of England. The property is also conveniently located for local schooling and the A30 can be accessed within half a mile.

Within twelve miles is the city of Truro, which is the shopping centre for Cornwall and the coastal town of Falmouth, with its university campus, is within a similar distance. The north coast beaches at Portreath, Godrevy and Gwithian are within six miles.

### **ACCOMMODATION COMPRISES**

Stable style double glazed door opening to:-

### **ENTRANCE VESTIBULE**

Storage cupboards tiled floor. Door opening into:-

**KITCHEN 12' 3" x 11' 2" (3.73m x 3.40m) maximum measurements**

uPVC double glazed windows to front garden. Range of matching wall and base units. Spaces for washing machine, fridge/freezer and cooker. Extractor fan. Laminated floor. Wall lights. Stairs to first floor.

**LOUNGE/DINER 18' 0" x 11' 4" (5.48m x 3.45m) maximum measurements**

uPVC double glazed door to garden. Under stairs storage. Telephone point. Laminated floor, ceiling lights. Space for dining table and chairs. Radiator.

**FIRST FLOOR LANDING**

Doors off to:-

**BEDROOM ONE 11' 4" x 9' 7" (3.45m x 2.92m)**

Two double glazed windows to the front aspect. Carpeted flooring. Radiator, ceiling light and built-in wardrobe.

**BEDROOM TWO 11' 4" x 9' 2" (3.45m x 2.79m)**

Two double glazed windows to the rear aspect. Radiator. Carpeted flooring. Built-in cupboard housing the gas boiler and built-in wardrobe.

**BATHROOM**

Comprising of a white three-piece suite with panel enclosed bath having an electric shower over, low level WC and wash hand basin. Partially tiled walls. Laminated flooring. uPVC skylight window.

**FRONT GARDEN**

A low maintenance front garden with pathway leading to the front entrance door. Mainly laid to a paved patio with a shingle border.

**REAR GARDEN**

The rear garden is mainly laid to a paved patio with pathways and is fully enclosed making it a safe haven for pets and children alike. There is rear gated access, a range of mature bushes and shrubs to the borders and a small pond.

**AGENT'S NOTE**

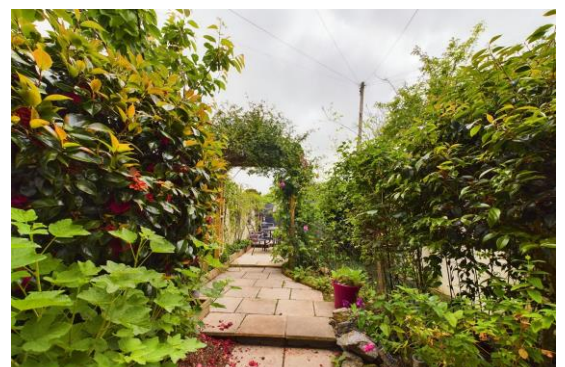
The property is timber frame with single outer skin and a flat roof. Due to the construction please check with your mortgage broker/mortgage lender regarding lending suitability.

The property has been improved and now benefits from double glazing (installed 2022) and the flat roof has been refurbished in 2022.

The Council Tax band for the property is band 'A'.

**DIRECTIONS**

From the A30 take the Camborne West exit and at the junction turn left. Proceed to the roundabout and turn left towards Camborne town, proceed over the next mini-roundabout and take the first right into Treswithian Park Road. Take the first left into Trenoweth Avenue and straight on into Trevean Close where the property will be found in the left hand corner. If using What3words:- union.sunbeam.kidney

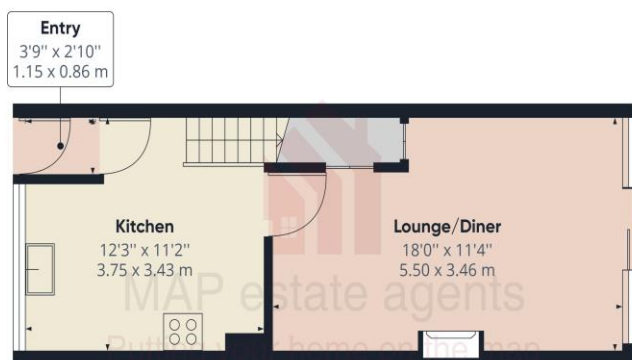


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- A well presented modern terraced home
- Two double bedrooms
- 18' Lounge/diner with patio doors opening to the garden
- Double glazed windows
- Enclosed rear garden
- Gas central heating
- Tucked away location
- Close to amenities and bus routes
- Must be viewed internally to be fully appreciated
- Chain free sale



Approximate total area<sup>(1)</sup>  
344.12 ft<sup>2</sup>  
31.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area<sup>(1)</sup>  
313.74 ft<sup>2</sup>  
29.15 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

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