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**Treglenwith Road,  
Camborne**

**£335,000  
Freehold**







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## **Property Introduction**

Offered for sale chain free, this detached bungalow has been extended from the original design to create a generously proportioned family home.

There are three bedrooms with the potential to create a fourth by dividing the lounge, which at present is double the original size. The kitchen/dining room is also a generous size, there is a sunroom to the rear and an integral garage.

The bungalow has double glazed windows and a gas fired central heating system.

To the outside there are well stocked gardens to both front and rear, the rear garden features a patio and offers a high level of privacy.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

This bungalow is conveniently located for access to Camborne town centre which offers an eclectic mix of both national and local shopping outlets, there are major banks, schooling and a mainline Railway Station which connects with London Paddington and the north of England.

The A30 can be accessed within three quarters of a mile, within twelve miles there is the county town of Truro which is the shopping centre for Cornwall, the university town of Falmouth on the south coast is within a similar distance and the north coast a Portreath is within six miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door to:-

#### **ENTRANCE PORCH**

uPVC double glazed window to the front. Ceramic tiled floor and small paned glazed door opening to:-

#### **LOUNGE 29' 6" x 10' 2" (8.98m x 3.10m) plus recesses**

Two uPVC double glazed windows to the front. Two small pane glazed doors open to the kitchen/dining room, there is a wood fire surround housing a gas fire and two wall lights. Part of the ceiling has inset spotlighting. Two radiators.

### **KITCHEN/DINING ROOM 19' 2" x 11' 8" (5.84m x 3.55m)**

uPVC double glazed window to the rear. uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Space for slot in cooker with cooker hood over, part ceramic tiled floor and ceramic tiled splashbacks. Radiator. Door to integral garage and storage cupboard.

### **SUNROOM 11' 2" x 7' 6" (3.40m x 2.28m)**

Dwarf walling and having uPVC double glazed windows on three sides. uPVC double glazed French doors open to the garden. Ceramic tiled floor and radiator.

### **HALLWAY**

Airing cupboard containing copper cylinder with immersion heater. Further storage cupboards and a sealed door which would lead to the far end of the current lounge thus creating access for a fourth bedroom, if required. Radiator and access to loft space.

### **BEDROOM ONE 12' 0" x 8' 8" (3.65m x 2.64m)**

uPVC double glazed window to the front. Radiator.

### **BEDROOM TWO 8' 8" x 8' 7" (2.64m x 2.61m)**

uPVC double glazed French doors opening onto rear. Recessed wardrobe and radiator.

### **BEDROOM THREE 9' 10" x 8' 6" (2.99m x 2.59m)**

uPVC double glazed window to the rear.

### **BATHROOM**

uPVC double glazed window to the rear. Fitted with a pedestal wash hand basin and panelled bath with 'Mira' electric shower over. Ceramic tiled walls and radiator.

### **WC**

uPVC double glazed window to the rear. Low level WC.

### **OUTSIDE FRONT**

The front garden is enclosed with an extensive paviour drive giving additional parking and turning and leading to the garage. The garden is partly lawned and well stocked with shrubs which include a large succulent.

### **GARAGE 17' 0" x 8' 6" (5.18m x 2.59m)**

Integral with the property with an up and over door and having power and light connected. Wall mounted 'Gloworm' gas boiler. Door to kitchen/diner.

### **REAR GARDEN**

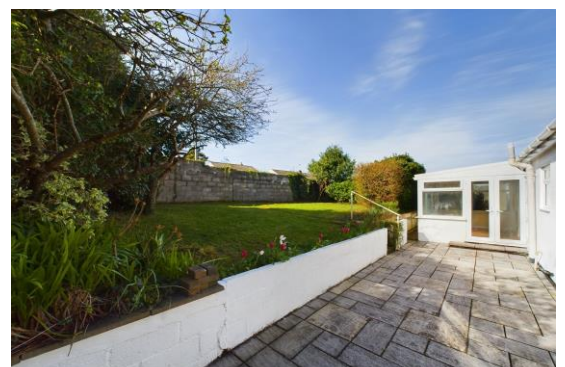
The rear garden is enclosed, offers a high level of privacy and is largely lawned with a range of mature shrubs and succulents. There are also productive apple trees and immediately off the sun lounge is a generous patio ideal for alfresco dining and entertaining when the weather permits.

### **AGENT'S NOTE**

Please be advised that the Council Tax Band for the property is band 'C' and that the property has a positive pressure ventilation system installed.

### **DIRECTIONS**

From Camborne Parish Church head out of town and take the second turning on the right (by the old fire station) into Weeth Lane and at the junction with Weeth Road turn left, take the first right into Treglenwith Road then turn left and left again into a cul-de-sac where the property will be found on at the top on the left hand side. If using What3words:- jump.simulator.explains



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(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



- Detached corner plot bungalow
- Three bedrooms
- Potential to create fourth bedroom
- 29' Lounge
- 19' Fitted kitchen/dining room
- Sun room to rear
- Gas central heating
- uPVC double glazing
- Good size private gardens
- Integral garage and parking

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