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**Enys Road,
Camborne**

**Offers in Excess of £280,000
Freehold**





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Property Introduction

This inviting family home offers generous accommodation and is conveniently located for access to schooling and the town centre. Recently updated, there are four bedrooms, a home office and restyled bathroom on the first floor. The lounge focuses on a Victorian style fire surround and has an original moulded and coved ceiling. The kitchen/dining room has been remodelled to create an open plan room with a partial room divider.

There is uPVC double glazing and mains gas central heating. To the outside one will find a low maintenance garden with parking to the front, the garage has a utility room to the rear and the rear garden is enclosed, secure for younger children and pets and largely lawned.

As previously stated, this family sized home is ideal for those with younger children and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Located within a quarter of a mile of the town, where you will find an eclectic mix of local and national shops together with banks and a main line Railway Station with direct links to London and the north of England. Schooling is available for all ages locally and the A30 is within three quarters of a mile. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living.

Truro, the administrative and cultural heart of Cornwall is within thirteen miles and the north coast of Portreath is within five miles. The south coast town of Falmouth, which is home to Cornwall's university, is within fourteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

uPVC double glazed windows on either side and with a door opening to:-

HALLWAY

Recessed staircase to first floor and radiator. Panelled doors open off to:-

LOUNGE 11' 9" x 10' 6" (3.58m x 3.20m) plus window recess

uPVC double glazed window to the front. Focusing on a corner wood fire surround with a cast iron Victorian style back featuring attractive tiling. There is a coved and moulded ceiling which is believed to be original and a radiator.

KITCHEN/DINING ROOM 17' 7" x 13' 10" (5.36m x 4.21m) maximum measurements

Two uPVC double glazed windows to the rear and a uPVC double glazed door to the rear. The dining area has a radiator and a wide archway which opens to the kitchen and forms a partial room divider with a breakfast bar. The kitchen has been remodelled with a range of eye level and base units having adjoining roll top edge working surfaces and incorporates an inset one and a half bowl stainless steel sink unit with mixer tap. There is a built-in stainless steel oven with ceramic hob and cooker hood over, extensive ceramic tiling to splashbacks and inset spotlighting.

FIRST FLOOR LANDING

A central landing with access to loft space. Panelled doors open off to:-

BEDROOM ONE 11' 0" x 10' 8" (3.35m x 3.25m)

uPVC double glazed window to the front. Radiator.

HOME OFFICE 6' 10" x 3' 8" (2.08m x 1.12m) L-shaped, plus recess space

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 10' 7" x 9' 8" (3.22m x 2.94m)

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 10' 0" x 8' 5" (3.05m x 2.56m) L-shaped, maximum measurements

uPVC double glazed window to the rear. Radiator and recessed four door wardrobe.

BEDROOM FOUR 10' 6" x 9' 2" (3.20m x 2.79m)

uPVC double glazed window to the rear. Dado rail and radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, vanity wash hand basin and double end panelled bath with electric shower over. Extensive ceramic tiling to walls, tiled floor and towel radiator.

OUTSIDE FRONT

To the front there is a partially enclosed low maintenance garden with a gravelled finish, raised beds and a feature palm. To the side of this garden one will find parking for two vehicles.

GARAGE 19' 10" x 10' 6" (6.04m x 3.20m) overall maximum measurements

Two doors open onto the driveway at the front and with power and light connected. Wall mounted combination gas boiler. The garage has been partially divided to create a utility room to the rear which has space and plumbing for an automatic washing machine and tumble dryer.

REAR GARDEN

The rear garden is enclosed, largely lawned with raised beds and mature shrubs and there is a timber storage shed. External water supply.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'B'.

SERVICES

Services connected to the property are mains water, mains drainage, mains electric and mains gas

DIRECTIONS

From Camborne Church, head towards the town and at a roundabout take the first exit into Trelowarren Street, take the next exit into Fore Street and after passing Gustavus Road on the left turn right at a staggered junction into Enys Road and the property will be found towards the end of Enys Road on the right hand side. If using What3words:- reverses.offhand.awaiting

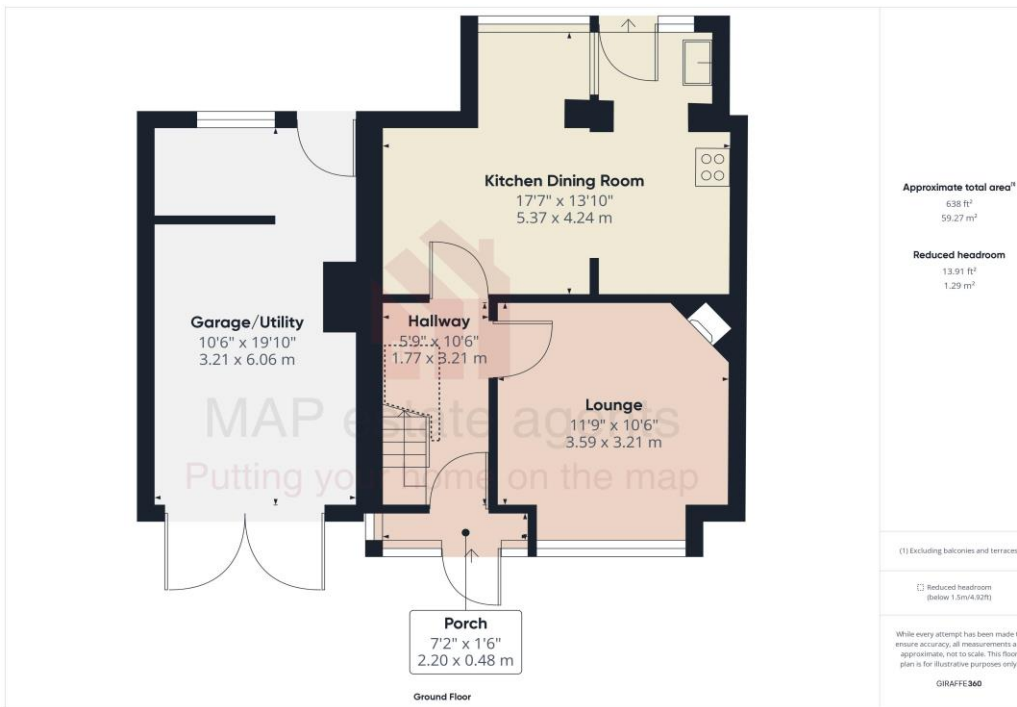


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Updated end terrace house
- Four bedrooms
- Lounge with original features
- Re-styled kitchen/dining room
- First floor bathroom
- Home office
- Gas central heating
- Enclosed rear garden
- Parking to front
- Ideal family home



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