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**Westborne Road,
Camborne**

**£330,000
Freehold**





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Property Introduction

Situated within a mature development on the west side of Camborne, this detached bungalow has been updated in recent years.

Benefiting from two double size bedrooms there is a dual aspect lounge and a dining room with patio doors opening on to the rear garden. The kitchen has been remodelled with a contemporary range of units and there is a remodelled shower room, again in a contemporary style.

The property benefits from double glazing and a gas central heating system.

The bungalow occupies a generous plot, there is driveway parking in front of the attached garage and the rear garden features a paved area ideal for outside entertaining.

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

Location

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

The A30 trunk can be accessed within half a mile, within twelve miles there is the county town of Truro, which is the shopping and administrative centre of Cornwall and the university town of Falmouth is within a similar distance. The north coast at Portreath is within six miles.

ACCOMMODATION COMPRISES

Aluminium double glazed door opening to:-

HALLWAY

L-shaped with laminate flooring and a radiator. Doors open off to:-

LOUNGE 14' 10" x 12' 1" (4.52m x 3.68m)

A dual aspect lounge with double glazed windows to the front and side. Radiator.

KITCHEN 16' 11" x 9' 10" (5.15m x 2.99m)

Double glazed window to the rear. Recently remodelled with a range of eye level and base contemporary style units having

adjoining 22 millimetre laminate square edge working surfaces with an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in electric oven with five ring ceramic hob and cooker hood over. Space and plumbing for an automatic washing machine and space for tumble dryer. Integrated dishwasher. Laminate flooring, two door storage cupboard incorporating a 'Baxi' combination gas boiler and laminate flooring. Radiator.

DINING ROOM 18' 8" x 8' 4" (5.69m x 2.54m) maximum measurements

Double glazed door to the front and double glazed sliding patio door opening onto the rear garden. Radiator.

BEDROOM ONE 11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to the front. Radiator.

BEDROOM TWO 18' 7" x 10' 10" (5.66m x 3.30m) overall maximum measurements

Double glazed window to the rear. This room has been extended and there is a wide archway dividing the room forming a dressing area, built-in two door wardrobe and radiator.

SHOWER ROOM

Double glazed window to the rear. Remodelled in a contemporary style with a close coupled WC, vanity wash hand basin with mixer tap and storage beneath and oversize doorless entry shower enclosure with electric shower. Extensive shower panelling to walls and radiator.

OUTSIDE FRONT

To the front the garden is enclosed, largely lawned with a driveway leading to the attached garage giving parking for three vehicles. Pedestrian access to side. External water supply.

REAR GARDEN

The rear garden is enclosed, largely lawned with space for a hot tub. There is an extensive patio immediately to the rear of the property which is ideal for outside entertaining and set to one side is a gravelled seating area. External water supply.

GARAGE 17' 9" x 9' 9" (5.41m x 2.97m) maximum measurements

Up and over door and having power and light connected.

AGENT'S NOTE

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

SERVICES

The property benefits from mains gas, mains metered water, mains drainage and mains electric.

DIRECTIONS

Leaving Camborne with Camborne Parish Church on your left hand side, continue straight ahead into College Street and then take the turning right by Camborne Business Centre into Weeth Lane, take second turning left into Mitchell Road and then take the second turning right into Westborne Road where the property will be identified on the left hand side. If using What3words:- evoke.hinders.bulky



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Updated detached bungalow
- Two double size bedrooms
- Dual aspect lounge
- Dining room
- Remodelled contemporary style kitchen
- Stylish shower room
- Double glazing
- Gas central heating
- Driveway parking and garage
- Large level plot



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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