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**Fore Street, Praze,
Camborne**

**£235,000
Freehold**





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Praze, Camborne**

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Property Introduction**

Situated within the village of Praze An Beeble, this double fronted cottage offers versatile accommodation and is being offered for sale with no onward chain. Ideal for the first time buyer, there are two good size double bedrooms on the first floor with an integrated landing area big enough for a large desk/office zone. On the ground floor there is a full width lounge/dining room featuring polished wood floorboards focusing on a granite lintel fire surround. Leading off from the lounge/diner there is a generous fitted kitchen and a recently remodelled shower room. Heating is provided by a gas fired combination boiler supplying radiators and double glazing has been installed with the exception of a small window in the shower room. To the rear of the cottage one will find a fully enclosed garden with patio and lawn together with a useful outbuilding which is ideal as a workshop or could well be converted into a home office. Planning permission has been gained to construct a first floor extension over the ground floor kitchen and shower room to create a principal bathroom with an en-suite and a terrace, full details will be found on the Cornwall Council Planning Portal ref: PA23/00686.

Location

The village of Praze an Beeble is some three miles south of the major town of Camborne, the village benefits from an attractive and welcoming local community and has an historic Public House, Doctors surgery, village store and Post Office together with a village school. The nearby historic town of Camborne offers a mix of national and local shopping, there are major banks and a mainline Railway link to London Paddington and the north of England together with schooling for older children and there is direct access onto the A30 trunk road.

Hayle on the north coast which is famed for its miles of golden sandy beaches and Truro, the administrative and shopping centre of Cornwall together with Falmouth on the south coast, which is Cornwall's university town are all within an easy commute.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

LOUNGE/DINER 23' 8" x 10' 11" (7.21m x 3.32m) plus recess

Two uPVC double glazed box sash windows to the front incorporating working shutters. Focusing on a granite lintel fire surround which is non-functional, polished wood flooring and deep walk-in storage cupboard. Inset spotlighting and radiator. Access from here to:-

INNER HALLWAY

Wood flooring and recessed turning stairs to the first floor. Radiator. Door to:-

KITCHEN 11' 0" x 9' 9" (3.35m x 2.97m) maximum measurements

uPVC double glazed window and door to rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces incorporating a stainless steel single drainer sink unit. Built-in stainless steel oven, 'Neff' four ring gas hob and extensive ceramic tiled splashback. Cork tiled floor. Radiator and spotlighting.

SHOWER ROOM

uPVC double glazed window to the rear and small single glazed window to the side. Recently remodelled to create a contemporary style shower room featuring a hidden cistern WC incorporating a counter top with a freestanding wash hand basin that incorporates a mixer tap and oversize shower enclosure with plumbed rain head shower. Extensive ceramic tiling to walls, towel radiator and further radiator. Airing cupboard housing 'Vokera' combination gas boiler, space and plumbing for an automatic washing machine.

FIRST FLOOR LANDING

Two double glazed windows to the rear. The landing area has an exposed wood floor and features an area suitable for a small home office. Doors open off to:-

BEDROOM ONE 14' 7" x 8' 11" (4.44m x 2.72m)

uPVC double glazed box sash window to the front, shutters. Extensive built-in storage, radiator and access to loft space.

BEDROOM TWO 11' 11" x 9' 11" (3.63m x 3.02m)

uPVC double glazed box sash window to the front, again featuring working shutters. Radiator and access to loft space.

OUTSIDE FRONT

The pebbled hard standing sets the property back from the road.

REAR GARDEN

To the rear the garden is enclosed, features an extensive patio with a small raised wall leading up to the remainder of the garden which is lawned. There is a:-

BLOCK BUILT SHED 9' 1" x 6' 1" (2.77m x 1.85m) maximum measurements

This would make an ideal workshop or could be used as a home office as required.

SERVICES

Mains water (shared with the neighbouring property with both properties having their own separate registered water accounts with South West Water and operating on an 'assessed tariff' as a water meter cannot be installed due to the location of the mains stopcock), mains electric, mains drainage and mains gas.

AGENT'S NOTE

Please be advised the Council Tax Band for the property is band 'B'. As previously stated the property has planning permission to extend with full details being available on the Cornwall Council website using the planning reference PA22/07567 and PA23/00686.

DIRECTIONS

From Camborne Railway Station turn left into Trevu Road. At a roundabout take the first left into South Terrace and at the next roundabout carry straight across in to Pendarves Road and follow the BB03 towards Praze An Beeble. On entering the village the property will be identified by our For Sale board on the left hand side. If using What3words:- plotted.petal.nosedive

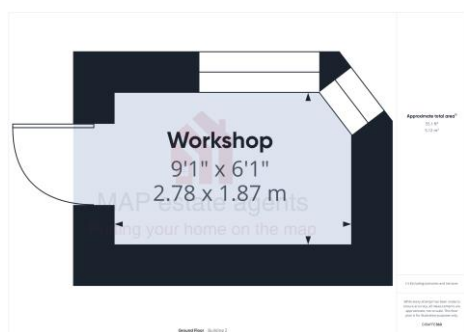
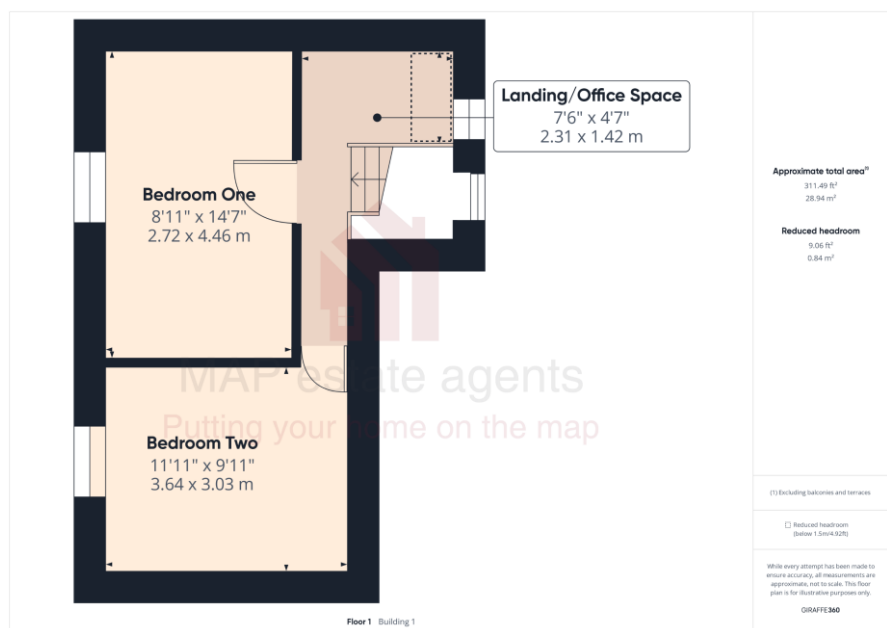
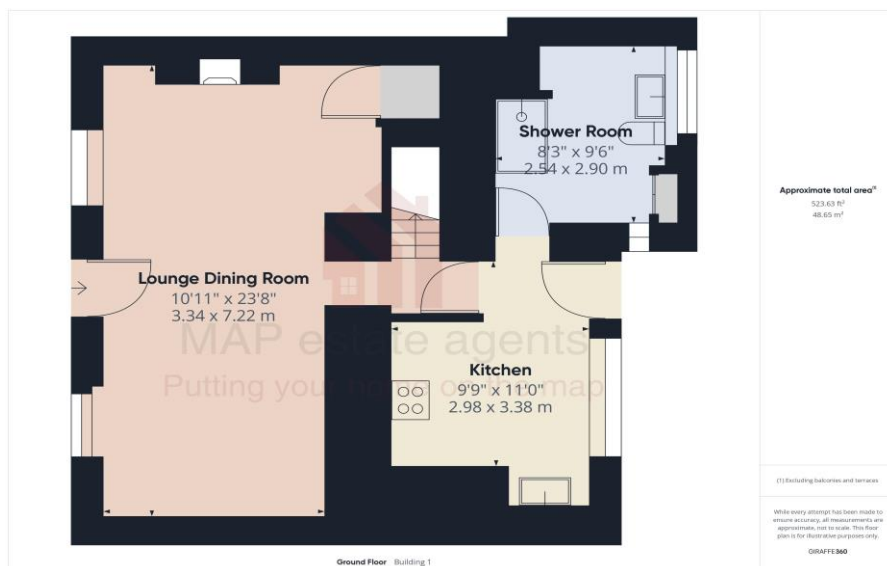


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Character terraced cottage
- Two double size bedrooms
- Full width lounge/dining room
- Fitted kitchen
- Refurbished shower room
- Double glazing (excluding small window in shower room)
- Gas central heating
- Enclosed rear garden
- Popular village location
- Chain free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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01326 702333 (Falmouth & Penryn)
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