



MAP estate agents
Putting your home on the map

**Church View Road,
Camborne**

**£235,000
Freehold**





**Church View Road,
Camborne**

**£235,000
Freehold**

Property Introduction

Ideal as a first home or for those looking to move up the housing ladder, this end terraced house offers generous living accommodation throughout. Benefitting from three bedrooms on the first floor, two of which are double in size. In addition to the lounge, there is a second lounge which is ideal for gaming or watching TV. The kitchen/dining room has been re-fitted with a range of modern units and there is an updated bathroom on the ground floor. The property is double glazed throughout and heating is provided by mains gas boiler supplying radiators. To the outside there is a generous, mainly lawned garden to the rear and a service lane to the side leads to off road parking. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is less than a mile from the town centre and a short drive from Tesco superstore on the fringe of the town. Camborne which is steeped in mining history, offers all the facilities you would expect for modern living, there is a mix of local and national shopping outlets, a bank and a post office, together with a main line railway station which connects to London Paddington and the north of England. There is also easy access to the A30 trunk road, Truro the administrative and cultural heart of Cornwall is within 13 miles, the north coast of Portreath is within 5 miles and the south coast university town of Falmouth is within 14 miles.

ACCOMMODATION COMPRISES:

uPVC double glazed door opening to:

ENTRANCE VESTIBULE

Half glazed door opening to:

LOUNGE 14' 4" x 11' 0" (4.37m x 3.35m) maximum measurements

Slate fire surround with an open fire. Radiator, coved ceiling and squared archway through to kitchen/dining room. Door to:

SECOND LOUNGE 10' 6" x 9' 3" (3.20m x 2.82m) maximum measurements

uPVC double glazed window to the front. Radiator. This room is ideal as a television room or games room.

KITCHEN/DINING ROOM 15' 4" x 9' 6" (4.67m x 2.89m)

uPVC double glazed window to rear. Fitted with a range of eye level and base shaker style units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and half bowl sink unit with mixer taps. Built in Zanussi oven with ceramic hob and stainless steel hood over. Integrated dishwasher and space and plumbing for automatic washing machine and tumble dryer. Wall mounted Worcester combination gas boiler, ceramic tiled floor and inset spotlighting. Squared archway through to:

REAR VESTIBLE

uPVC double glazed door to rear. Ceramic tiled floor and door to:

BATHROOM

uPVC double glazed window to rear. Re-styled with pedestal wash hand basin, close coupled WC and panelled bath with Triton shower over. Extensive ceramic tiling to walls, ceramic tiled floor and towel radiator. Inset spotlighting.

FIRST FLOOR LANDING

uPVC double glazed window to rear. Airing cupboard with radiator, access to loft space and doors opening off to:

BEDROOM ONE 11' 0" x 9' 2" (3.35m x 2.79m)

uPVC double glazed window to the rear. Part wood panelling to wall, polished wood flooring and radiator.

BEDROOM TWO 9' 2" x 7' 3" (2.79m x 2.21m)

uPVC double glazed window to the front. Part wood panelling to wall, polished wood floorboards and radiator.

BEDROOM THREE 6' 3" x 4' 4" (1.90m x 1.32m) maximum measurements

uPVC double glazed window to front.

OUTSIDE FRONT

There is a dwarf wall separating the property from the pavement with the front garden being largely paved for ease of maintenance.

REAR

The rear garden is enclosed, largely lawned and features a patio together with an external water supply. At the top of the garden there is space for two vehicles.

SERVICES

Mains water (metered), mains electric, mains gas and mains drainage.

AGENTS NOTE

Please be advised the council tax band for the property is Band B.

DIRECTIONS

Driving along Trevenson Road, at the major junction at the top of East Hill, turn right into Dudnace Lane. At the first set of traffic lights turn right onto the A3047 and at the roundabout take the third exit into Dolcoath Road and turn immediately right into Church View Road where the property will be identified on the left hand side. If using What3words: drumbeat.awaiting.factoring.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Traditional stone fronted house
- End terrace
- Three bedrooms
- Two receptions
- Refitted kitchen dining room
- Updated ground floor bathroom
- uPVC double glazing
- Gas central heating
- Garden and parking
- Ideal first home



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.