



MAP estate agents
Putting your home on the map

**Treswithian Road,
Camborne**

**Offers in the Region Of £345,000
Freehold**





**Treswithian Road,
Camborne**

Offers in the Region Of £345,000 Freehold

Property Introduction

Situated on the outskirts of Camborne, this detached non-estate bungalow offers versatile family size accommodation which is only a short walk from the town centre and schooling. The property benefits from three double size bedrooms, there is a generous lounge which was formerly two rooms and a remodelled kitchen/breakfast room which features a gas fired Rayburn. One will find a dining room which overlooks the rear garden, a conservatory and a utility room together with a bathroom and separate WC. The second and third bedrooms have a connecting door which may suit those looking to create accommodation for a dependent relative and the garage has been converted into a gym with a separate shower room. The bungalow has uPVC double glazing and heating is via a gas boiler. To the outside parking is available for four vehicles to the front whilst the rear garden is off a generous size, features patios for outside entertaining and is well stocked with mature shrubs and fruit trees. A property that will appeal to those looking for a family home that they can add their own mark on, viewing our interactive virtual tour is strongly recommended prior to a closer inspection.

Location

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects with London Paddington and the north of England. The A30 can be accessed within half a mile, within twelve miles there is the county town of Truro which is the shopping centre for Cornwall and Falmouth with its university campus is within a similar distance together with the north coast beaches of Portreath and Godrevy which are both six miles away.

ACCOMMODATION COMPRISES

Door with stained glass feature and stained glass side panels opening to:-

ENTRANCE VESTIBULE

Two glazed doors with fan light over opening to:-

HALLWAY

L-shaped with access to loft space. Two radiators. Doors opening off to:-

LOUNGE 12' 11" x 11' 0" (3.93m x 3.35m) plus bay PLUS 13' 0" x 12' 3" (3.96m x 3.73m) maximum measurements

uPVC double glazed bay window to the front and uPVC double glazed square window to the front. Focusing on a 'Minster' style fireplace and hearth housing a gas log effect fire. Further wall mounted electric fire at the far end of the room, two central roses and two radiators. Please note, this room was originally divided into two separate rooms.

BEDROOM ONE 13' 0" x 10' 11" (3.96m x 3.32m) maximum measurements

uPVC double glazed bow window to the front. Three sliding door mirror fronted wardrobe and radiator.

BEDROOM TWO 15' 0" x 12' 6" (4.57m x 3.81m) maximum measurements into bay

uPVC double glazed square bay to the side. Built-in five door wardrobe, radiator and connecting door through to bedroom three.

BATHROOM

Vanity wash hand basin with storage under, panelled bath with 'Triton' shower over and incorporating a mixer tap with shower attachment. Shower boarding to walls.

SEPARATE WC

Low level WC and radiator.

KITCHEN/BREAKFAST ROOM 15' 7" x 12' 8" (4.75m x 3.86m) maximum measurements, irregular shape

uPVC double glazed window to the side. Remodelled with a range of eye level and base units having adjoining square edge working surfaces which have been arranged to form a breakfast bar. There is an inset one and a half bowl colour coordinated sink unit with mixer tap, built-in stainless steel oven with ceramic hob over and integrated dishwasher. The room focuses on a recessed 'Rayburn Royale' gas fired cooker and there is a cupboard housing a copper cylinder with immersion heater. Two doorways open to:-

DINING ROOM 11' 3" x 6' 8" (3.43m x 2.03m)

uPVC double glazed French doors to the rear. Door to side utility porch. Radiator and spotlighting. Door to:-

CONSERVATORY 11' 4" x 9' 7" (3.45m x 2.92m)

uPVC double glazed patio doors to the rear and with uPVC double glazed windows to either side. Wall mounted electric heater, radiator and door through to bedroom three.

BEDROOM THREE 11' 9" x 9' 10" (3.58m x 2.99m)

uPVC double glazed window to the side. Radiator and wall mounted gas boiler for central heating. Courtesy door to bedroom two.

SIDE PORCH/UTILITY 7' 0" x 4' 1" (2.13m x 1.24m)

uPVC double glazed door and window to side. Fitted with a range of eye level units for storage purposes, there is a worktop with space and plumbing beneath for an automatic washing machine and tumble dryer. Radiator and inset spotlighting.

OUTSIDE FRONT

To the front the garden is enclosed by mature shrubs and trees and extensive brick paviour parking is available immediately to the front of the bungalow with a concrete driveway to the side. Gates open to the side driveway where there is additional parking space if required.

REAR GARDEN

To the rear the garden is enclosed and has a high level of privacy. There are extensive patios immediately to the rear of the property ideal for outside entertaining and there is a lawn with access to a timber shed and summerhouse. The garden features mature shrubs to the borders and there are several productive fruit trees. External water supply.

FORMER GARAGE 13' 8" x 10' 6" (4.16m x 3.20m)

PLUS 6' 11" x 6' 0" (2.11m x 1.83m)

uPVC double glazed door and window to the front and uPVC double glazed windows to the side. The garage is at present used as a gym and there is a wall mounted panel heater, a vaulted ceiling and a sink unit with mixer tap. To the rear a door opens to a:-

SHOWER ROOM

Low level WC, vanity wash hand basin and corner shower cubicle with 'Triton' electric shower. The shower room is fully boarded with shower boarding and there is inset spotlighting.

SERVICES

Mains gas, mains water, mains drainage and mains electric. **AGENT'S NOTE**

The Council Tax band for the property is band 'D'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Detached non-estate bungalow
- Three double size bedrooms
- Large lounge
- Remodelled kitchen/breakfast room
- Dining room
- Conservatory
- Double glazing and gas central heating
- Generous gardens and parking
- Former garage used as a gym
- Close to town centre and schooling



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)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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.