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**Vyvyans Terrace,
Praze, Camborne**

**£325,000
Freehold**





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Property Introduction

This well presented character cottage which is believed to date from 1843, is located within a no-through road and is a short walk from the village centre. Offering versatile living space, there are two double size bedrooms and a bathroom on the first floor, the front door opens on to a hallway with turning stairs to the first floor and doors open off to a dining room with a feature fireplace, the lounge has a recessed multi-fuel stove and features polished wood flooring and the kitchen/breakfast room enjoys a dual aspect and is fitted with a comprehensive range of kitchen units. From the lounge there is a home office which can be used as a third bedroom and there is also the added benefit of a WC on the ground floor. The cottage is fully double glazed with gas central heating and has parking available to the rear for three vehicles.

The front of the cottage enjoys a south facing aspect over an extensive, mainly lawned garden which offers a high level of privacy and is well stocked with mature shrubs. In summary, a quality property that requires a closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

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 mining town of Camborne offers a mix of local and national shopping, there are major banks, a mainline railway link to London Paddington and the north of England together with schooling for older children and 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

Approached from the rear, door to:-

HALLWAY

Turning staircase to the first floor with storage cupboard beneath. Tiled slate floor and radiator. Door to dining room and :-

WC

Close coupled WC and wall mounted wash hand basin. Part panelling to walls.

DINING ROOM 12' 6" x 11' 1" (3.81m x 3.38m) plus bay

uPVC double glazed window to the front. Focusing on a wood fire surround with slate hearth and having a two door alcove cupboard to one side. Tiled flooring and radiator. Door to front and door to:-

LOUNGE 11' 2" x 11' 2" (3.40m x 3.40m) maximum measurements into recess

uPVC double glazed window to the front. Focusing on a recessed multi-fuel stove set on a slate hearth and with part wood panelling to walls. Polished wood floor and radiator. Door to:-

OFFICE/BEDROOM THREE 9' 2" x 8' 11" (2.79m x 2.72m) maximum measurements

uPVC double glazed window to the side. 'Velux' roof light. Part exposed beamed ceiling. Access to loft space and radiator.

KITCHEN/BREAKFAST ROOM 18' 9" x 7' 5" (5.71m x 2.26m)

Enjoying a dual aspect with two uPVC double glazed windows to the front and a uPVC double glazed window to the rear. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and cooker hood over, space and plumbing for automatic washing machine and dishwasher. Tiled slate flooring, inset spotlighting and radiator. Extensive ceramic tiled splashbacks, part painted stone wall and floor mounted 'Gloworm' combination gas boiler.

FIRST FLOOR LANDING

A central landing with a uPVC double glazed window to the rear. Radiator and panelled doors open off to:-

BEDROOM ONE 11' 7" x 10' 9" (3.53m x 3.27m)

uPVC double glazed window to the front enjoying a rural outlook. Radiator.

BEDROOM TWO 13' 11" x 8' 1" (4.24m x 2.46m)

uPVC double glazed window to the front, again enjoying a rural outlook. Inset spotlighting, radiator and recessed wardrobe.

BATHROOM

uPVC double glazed window to rear. Remodelled with a close coupled WC, pedestal wash hand basin and P-shaped shower bath with shower over. Full ceramic tiling to walls and towel radiator. Part exposed beam and spotlights.

OUTSIDE FRONT

The front garden is enclosed, offers a high level of privacy and is south facing. The garden is of a generous length and is well stocked with a range of mature shrubs and plants to include hydrangeas, gunnera and acers. At the bottom of the garden there is a timber storage shed. External water supply and external power supply.

REAR GARDEN

As previously mentioned, the property is approached from the rear and there is hard standing with parking for three vehicles with a low maintenance gravel and shrub garden set to one side. External water supply.

SERVICES

Mains electricity, mains drainage, mains metered water and mains gas.

AGENT'S NOTE

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

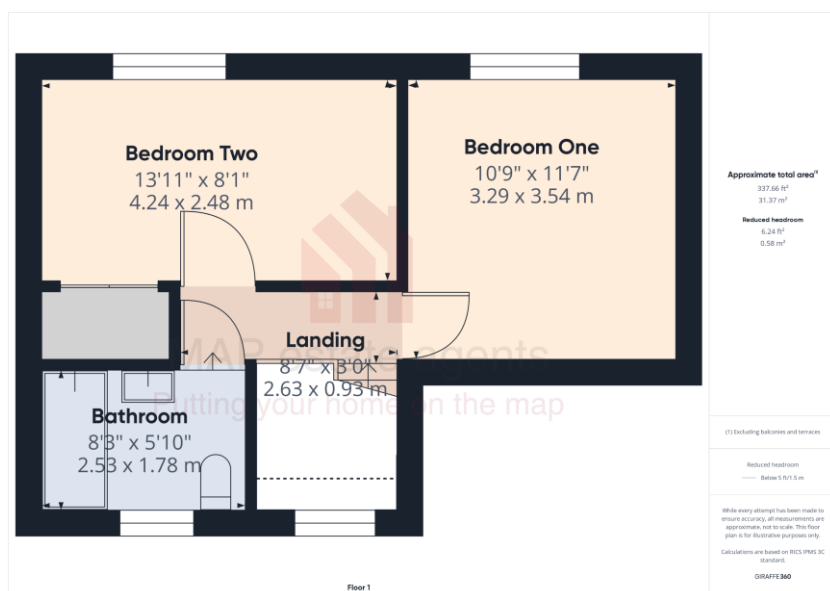


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Character semi-detached cottage
- Popular village location
- Quiet no-through road location
- Three bedrooms
- Lounge
- Dining room
- Home office/bedroom three
- Dual aspect kitchen/breakfast room
- uPVC double glazing and gas central heating
- Large garden and parking



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

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