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**Rosewarne Road,
Camborne**

**£200,000
Freehold**





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Property Introduction

This beautiful double fronted cottage is tucked away in a side road in Camborne.

As soon as you walk in you will be surprised, there is a beautifully presented lounge with an inglenook fireplace and a stunning kitchen/diner that has a vaulted ceiling, exposed stone wall and a breakfast bar with seating.

The current owners have created a ground floor bedroom in the second reception that new owners could change to a dining room if they preferred. There is a ground floor bathroom and further bedrooms on the first floor.

To the outside there is a garage to the rear and a rear courtyard. Please view our virtual tour to fully appreciate what is on offer!

Location

Accessed off the main street through the town, this cottage is ideal for local shopping facilities and Camborne offers an eclectic mix of both local and national outlets, there are banks, Post Office and a mainline Railway Station with direct links to London Paddington and the north of England and a useful short stay car park.

The A30 can be accessed within a mile and the county town of Truro can be found within thirteen miles, Falmouth on the south coast is within fourteen miles and the north coast at Portreath will be found within four miles.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

LOUNGE 13' 7" x 11' 7" (4.14m x 3.53m) maximum measurements into alcoves

Double glazed window to front elevation with wooden sill. Inglenook feature fireplace housing a wood burner. Radiator. Cupboard housing gas meter. Opening to kitchen and Door to:-

GROUND FLOOR BEDROOM THREE 11' 9" x 9' 2" (3.58m x 2.79m)

Feature fireplace with granite hearth housing an electric fire. Radiator and double glazed window with wooden sill to front elevation. Cupboard housing electrics. This room could alternatively be used as a dining room if preferred.

KITCHEN 13' 11" x 10' 3" (4.24m x 3.12m) maximum measurements, irregular shape

A delightful light and bright room with a vaulted ceiling and a feature exposed granite wall, Part double glazed door to rear elevation. Solid wood breakfast bar with seating and storage below. Range of light grey wall and base units with worktop over incorporating a sink and drainer with a tiled surround. Tall larder cupboards. Built in oven and hob with extractor above and washing machine. Radiator. Tiled flooring. Stairs to first floor and under stairs storage cupboard. Door to:-

BATHROOM

High level double glazed obscured window. Bath with shower over and side shower screen, low level WC and vanity wash hand basin unit plus further storage unit. Mirror over and tiled surround. Wall mounted 'Worcester' boiler. Heated towel rail.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 13' 10" x 11' 9" (4.21m x 3.58m) maximum measurements

Double glazed window with wooden sill. Wardrobe with sliding doors and radiator. Loft hatch.

BEDROOM TWO 11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed window with wooden sill. Wardrobe with sliding doors and radiator.

OUTSIDE

Wooden gates to the side of the property giving access to the rear courtyard and garage. The 2 other garages and adjoined flats have right of access through this gate.

GARAGE 17' 10" x 9' 9" (5.43m x 2.97m)

Situated at the rear with an up and over door.

OUTSIDE REAR

A gravelled courtyard space with chaining around and large planters to provide some privacy. This area could also be utilised as additional parking if preferred.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

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

DIRECTIONS

From Trelowarren Street in the centre of Camborne, turn left into Rosewarne and the property can be found along on the left hand side. There is a useful short stay car park just a little further along on the left. If using What3words:- bogus.spilled.breezes

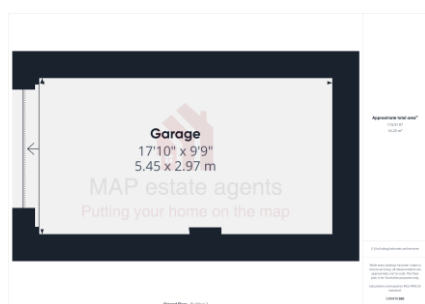
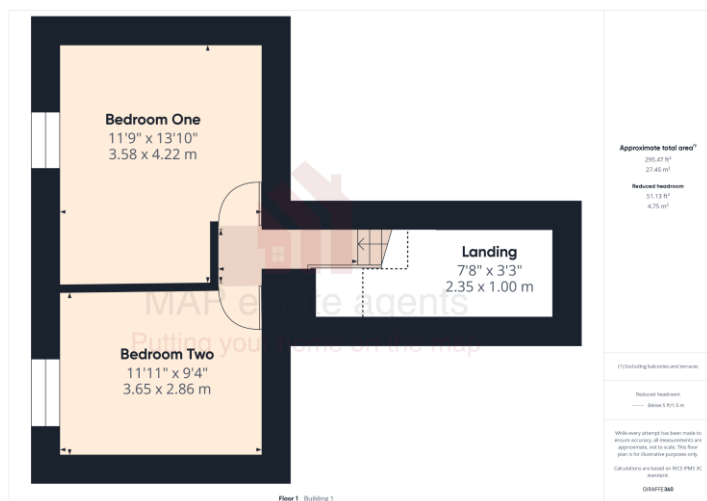


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Beautifully presented detached cottage
- Three bedrooms (one ground floor)
- Lounge with feature fireplace
- Stunning kitchen with breakfast bar and vaulted ceiling
- Two first floor bedrooms
- Ground floor bathroom
- Double glazing and gas central heating
- Rear courtyard
- Garage
- Close to amenities



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