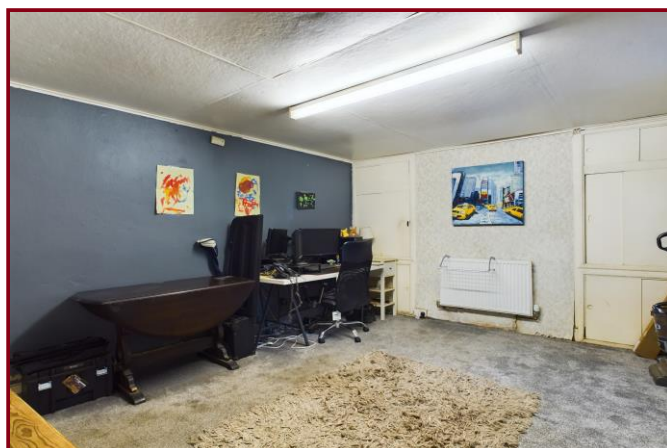




MAP estate agents
Putting your home on the map

**Stray Park Road,
Camborne**

**£180,000
Freehold**





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Property Introduction

Offered for sale chain free, this terraced house would now benefit from a program of updating and modernisation. Ideal as a family home, there are three bedrooms and a bathroom on the first floor, whilst on the ground floor there is a separate lounge and dining room together with a kitchen.

There is gas central heating and with the exception of two windows there is double glazing.

To the outside the property is set back from the pavement by a dwarf wall and lawned garden. To the rear is an enclosed mainly lawned garden and parking for three cars. Ideal for those looking to create a home to their own taste, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is less than half a mile virtual level walk of the town centre, Camborne which is steeped in mining history, offers all the facilities you would expect for modern living and there is a mix of national and local shopping outlets, bank and a mainline Railway Station which has direct links to London Paddington and the north of England.

Access to the A30 will be found on the north side of the town and within five hundred yards there is the edge of town Tesco Superstore. Truro, the administrative and cultural heart of Cornwall, is within thirteen miles and the south coast university town of Falmouth is within twelve miles. Portreath on the north coast, which is noted for its sandy beach and active harbour, is within five miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

Dado rail, radiator and under stairs storage cupboard. Doors open off to:-

LOUNGE 14' 7" x 12' 1" (4.44m x 3.68m) maximum measurements

uPVC double glazed window to the front. Focusing on a wood fire surround with tiled back housing an inset coal effect fire. Alcoves to either side and radiator.

DINING ROOM 13' 6" x 11' 3" (4.11m x 3.43m)

Single glazed window to the kitchen. Two double door alcove cupboards, one of which houses an 'Ideal' gas combination boiler. Radiator. Door to:-

INNER VESTIBULE

Stairs to the first floor and door to:-

KITCHEN 14' 5" x 12' 10" (4.39m x 3.91m) L-shaped, maximum measurements

uPVC double glazed window to side and uPVC double glazed window to rear. Fitted with a range of eye level and base units arranged to form a breakfast bar and with adjoining roll top edge working surfaces. Stainless steel single drainer sink unit with mixer tap, gas cooker point and space and plumbing for an automatic washing machine and tumble dryer. Radiator.

FIRST FLOOR LANDING

On two levels with doors opening off to:-

BEDROOM ONE 12' 2" x 11' 8" (3.71m x 3.55m) maximum measurements

uPVC double glazed window to the front. Access to loft space.

BEDROOM TWO 12' 6" x 10' 4" (3.81m x 3.15m)

Single glazed window to rear. Radiator.

BEDROOM THREE 9' 3" x 7' 3" (2.82m x 2.21m)

uPVC double glazed window to the front.

BATHROOM

Single glazed window to rear. Fitted with a pedestal wash hand basin, panelled bath with plumbed shower over and close coupled WC. Extensive ceramic tiling to walls and radiator.

OUTSIDE FRONT

To the front there is an enclosed lawned garden and a pathway leading to the entrance door.

REAR GARDEN

The rear garden is enclosed, offers a high level of privacy and is laid mainly to lawn. There is a former outside WC and an 8ft x 6ft greenhouse. Immediately to the rear of the garden there is a raised parking space suitable for three vehicles.

AGENT'S NOTE

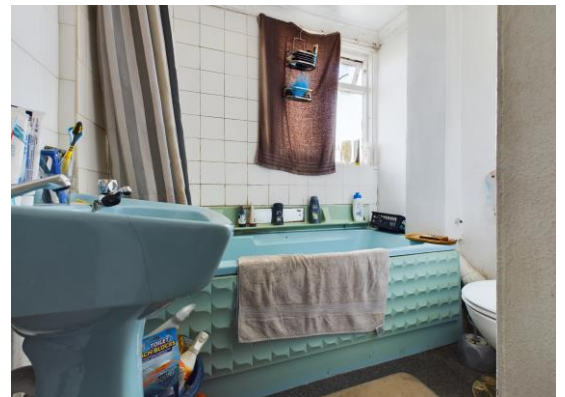
Please be advised the property is band 'B' for Council Tax.

SERVICES

The property benefits from mains gas, mains metered water, mains electricity and mains drainage.

DIRECTIONS

From the Tesco car park turn left into Keggin Way and at a set of traffic lights turn left, at a roundabout take the first exit left into Wesley Street and continue on into Centenary Street and then take the second turning left into Stray Park Road where the property will be identified on the left hand side. For viewing purposes, it is best to continue past the property turning left again into Carnarthen Street where there is unrestricted parking. If using What3words:- tubes.compelled.coconuts

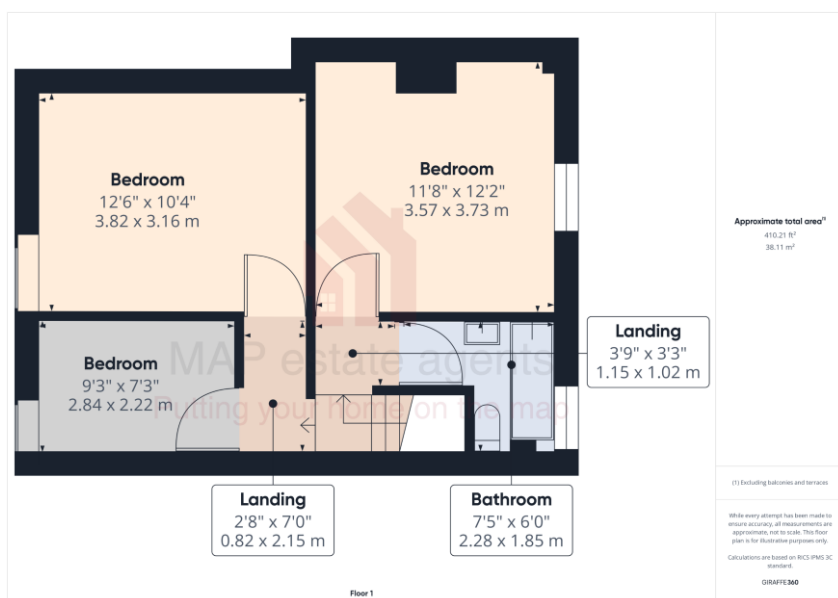
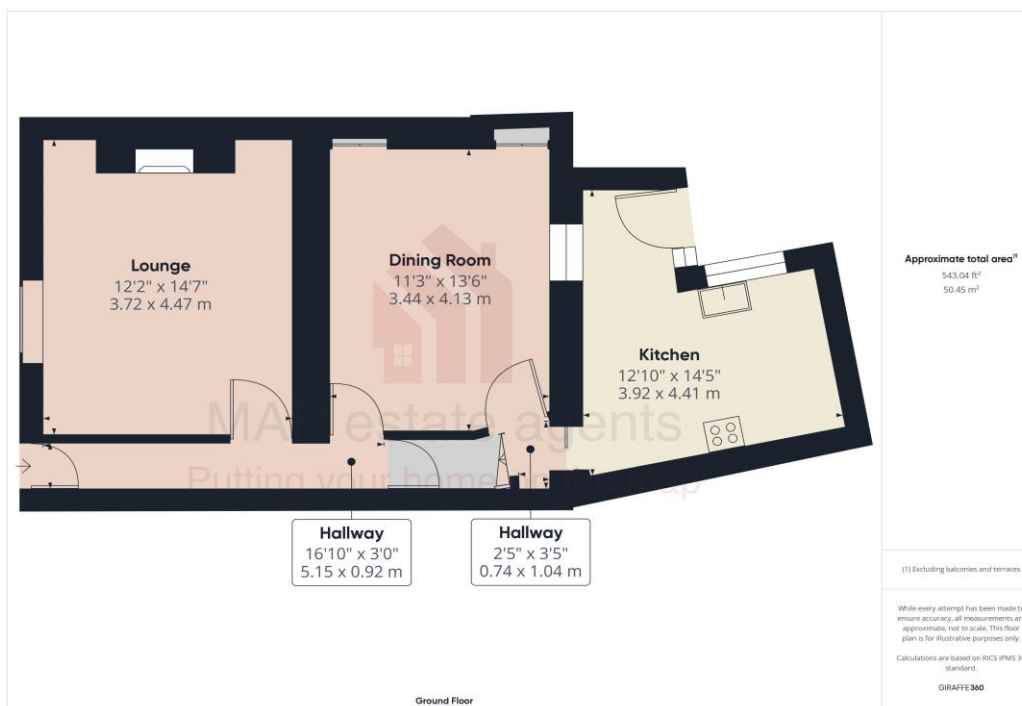


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Close to town centre
- Terraced house
- Three bedrooms
- 14' Lounge
- 13' Dining room
- Kitchen
- First floor bathroom
- Gas central heating
- Garden and parking
- Requires a program of updating and modernisation



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