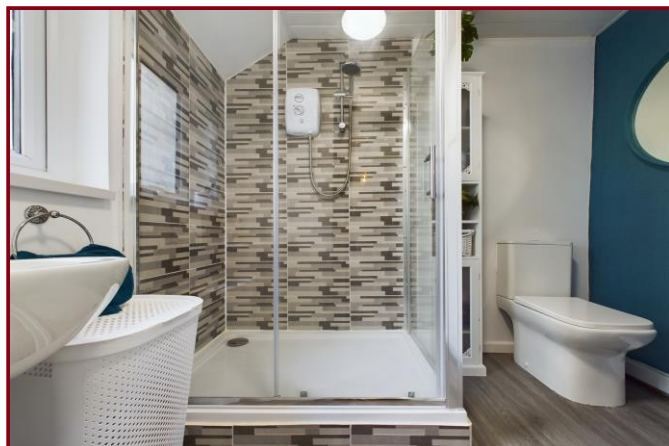




MAP estate agents
Putting your home on the map

**Church View Road,
Camborne**

**£220,000
Freehold**





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Property Introduction

Ideal for the first time buyer this terraced house is being offered for sale chain free.

Having been updated by our vendor and presented to a high standard, there are two double bedrooms on the first floor whilst on the ground floor the hallway gives access to a lounge with feature fireplace, separate dining room and a remodelled kitchen and shower room.

The property is fully double glazed and there is electric heating.

To the outside one will find a low maintenance garden to the front whilst the rear garden continues the low maintenance theme being gravelled with a lawn and mature hedging. Immediately to the rear of the garden there is a garage which gives access onto a service lane.

Tastefully decorated, 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 of the services 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 mainline railway station which connects to London Paddington and the north of England.

There is also access to the A30 trunkroad, Truro the administrative and cultural heart of Cornwall is within thirteen miles, the north coast at Portreath is within five miles and the south coast university town of Falmouth is within fourteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with fan light over, opening to:-

ENTRANCE VESTIBULE

Dado rail. Door with fan light, over.

HALLWAY

Turning stairs to first floor and storage heater. Doors open off to:-

LOUNGE 10' 3" x 9' 2" (3.12m x 2.79m)

uPVC double glazed window to front. Focusing on a Victorian style wood fire surround with an ornate cast iron back set on a slate hearth. Exposed floorboards.

DINING ROOM 11' 6" x 10' 9" (3.50m x 3.27m)

uPVC double glazed window to rear. Tiled fire surround with wood mantle. Storage heater.

INNER VESTIBLE

Under stairs storage cupboard and doorway to :-

KITCHEN 13' 1" x 6' 5" (3.98m x 1.95m)

uPVC double glazed window to side and door to rear porch. Remodelled with an attractive range of eye level and base gloss cream faced units with adjoining square edge wood Beech block work surfaces and with an inset colour coordinated one and a half bowl sink unit with mixer tap. Built in double oven with ceramic hob and cylindrical extractor hood over. Space and plumbing for an automatic washing machine, extensive tiled splash backs and part exposed beam to ceiling. Door to:-



SHOWER ROOM

uPVC double glazed window to side. Re-modelled with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and shower enclosure with Triton electric shower. Extensive ceramic tiling to walls, two door airing cupboard one of which contains a copper cylinder and immersion heater.

REAR PORCH

uPVC double glazed patio door opening onto the rear garden, tiled flooring and polycarbonate roof.

FIRST FLOOR LANDING

uPVC double glazed window to the rear. Access to loft space. Doors off to:-



BEDROOM ONE 14' 9" x 9' 4" (4.49m x 2.84m)

Two uPVC double glazed windows to the front. Built in four door wardrobe unit with storage cupboards over, storage heater and painted floorboards.

BEDROOM TWO 10' 9" x 9' 1" (3.27m x 2.77m)

uPVC double glazed window to rear. Storage heater.



OUTSIDE FRONT

To the front the garden is designed to be low in maintenance with a range of planted shrubs and glasses.

REAR GARDEN

The rear garden is enclosed, offers a good level of privacy and is part graveled with a lawn. There are a range of mature shrubs and hedging and pedestrian access leads out onto a rear service lane.

GARAGE 17' 9" x 9' 8" (5.41m x 2.94m)

Folding wood doors to the service lane, courtesy door to side and single glazed window to rear.



SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

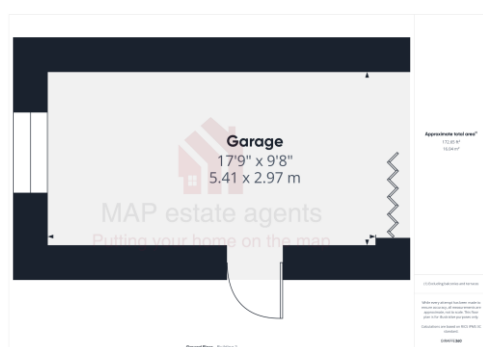
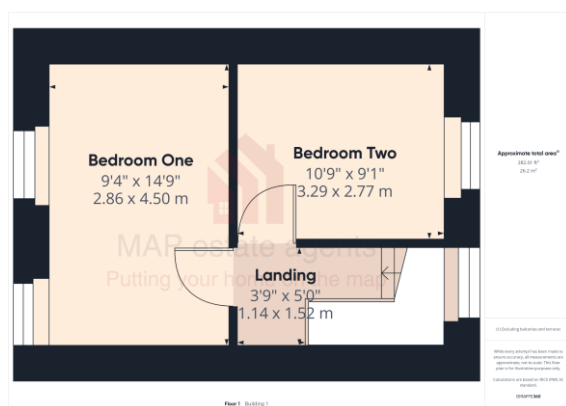
Driving along Trevenson Road, at the major junction at the top of east hill, turn right into Dudnace lane. At the first set of traffic lights turn right onto the A3047 and at the roundabout take the third exit into Doghurst Road and turn immediately right into Church View Road where the property will be identified on the left hand side by a for sale board. If using what three words chained.basis.companies

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



MAP's top reasons to view this home

- Updated terraced stone fronted cottage
- Two double size bedrooms
- Lounge with feature fireplace
- Dining room
- Remodelled kitchen
- Refitted shower room
- uPVC double glazing
- Electric heating
- Enclosed gardens to front and rear, garage
- Chain free sale



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