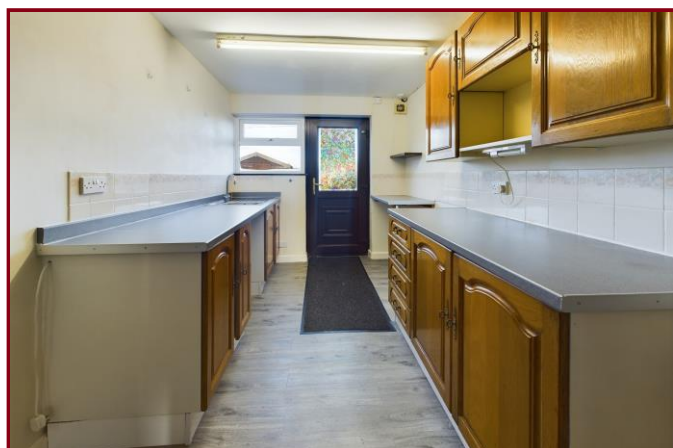




**MAP estate agents**  
Putting your home on the map

**Trevenson Street,  
Camborne**

**Guide Price £160,000  
Freehold**





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Freehold**

## **Property Introduction**

An opportunity to purchase a character cottage situated within level walk of Camborne town centre. The cottage is ideally located for a buyer wishing to have ease of access to amenities and shops.

Internally the cottage provides accommodation that includes a lounge, spacious kitchen/dining room and a ground floor bathroom. The first floor provides two bedrooms, one of which is suitable for a cot or home office.

The cottage also benefits from double glazing, gas central heating, enclosed rear garden and parking.

A viewing is very highly advised.

## **Location**

Camborne is located in West Cornwall in close proximity to the A30 allowing easy access to all major towns. The town offers an extensive range of shopping and health facilities. Roskear Primary School and Tesco supermarket are both situated a short level walk away. At the other end of town there is a mainline railway station offering a direct link to London Paddington.

### **ACCOMMODATION COMPRISES**

Double glazed door to the front, inner door leading through to:-

#### **ENTRANCE HALLWAY**

Door opening to inner hallway with doors leading through to the kitchen/diner and to the:-

#### **LOUNGE 12' 1" x 10' 9" (3.68m x 3.27m) maximum measurements**

A good size living room with feature fire place with real flame gas fire. uPVC double glazed window to the front, carpeted flooring radiator and wall lights.

#### **KITCHEN/DINING ROOM**

**KITCHEN AREA 12' 0" x 7' 1" (3.65m x 2.16m)**

**DINING AREA 10' 0" x 7' 8" (3.05m x 2.34m) maximum measurements**

A full width kitchen/dining room set to the rear of the cottage. The kitchen comprises a range of fitted floor and drawer units with

working surfaces over and part tiled surrounds. Space for cooker and inset stainless steel sink. Space for fridge/freezer, space for dining table. Double glazed window to the rear and double glazed door through to the rear garden. Cupboard housing gas boiler.

From kitchen/dining room stairs to first floor and under stairs storage.

### BATHROOM

Double glazed window to the rear. Suite comprising of panelled bath with part tiled surround and electric shower over, wash hand basin with vanity unit and low level WC. Tiled flooring and towel rail.

### BEDROOM ONE 12' 5" x 8' 5" (3.78m x 2.56m) plus door recess

uPVC window to front, carpeted flooring. Radiator and ceiling light.

### BEDROOM TWO 8' 10" x 4' 11" (2.69m x 1.50m)

uPVC window to front, carpeted flooring and ceiling light. This bedroom is suitable for a cot room or home office.

### GARDEN

The cottage enjoys the benefit of a larger than average garden for this style of property. The rear garden is enclosed with a gravel area and timber shed. At the rear of the garden you have the ability for parking access via Trevenson Lane.

### AGENT'S NOTE

Council Tax A

### SERVICES

Main water electricity and drainage.

### DIRECTIONS

From Camborne Railway Station, turn into Trevu Road and at a staggered roundabout, turn right into Trevenson Street and the property will be found on the right-hand side, just past the entrance to East Charles Street (this is on the right-hand side and where unrestricted parking is available) . If using What3Words:- snowballs.dunes.dragging

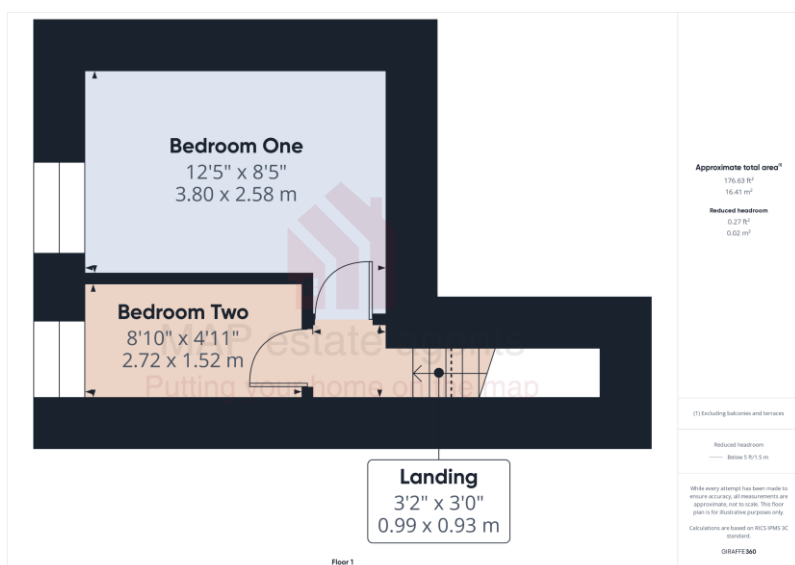


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 87        |
| (69-80)                                     | C |                         |           |
| (65-68)                                     | D | 68                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



## MAP's top reasons to view this home

- Traditional terraced cottage
- Two bedrooms
- Kitchen/diner
- Bathroom
- Lounge
- Generous rear garden
- Parking at the rear
- uPVC double glazing
- Gas central heating
- Chain free sale



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