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**Trevenson Street,
Camborne**

**£150,000
Freehold**





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Property Introduction

A town cottage with a really good sized garden and lots of additional potential, being sold chain free and ready for its new owner.

This two bedroom cottage is located close to the town centre and has double glazing, gas central heating and there is also parking at the rear of the garden accessed from a rear service lane. The garden is one of the longest on the street. The second bedroom would also be suitable for an office/nursery and should be noted it is a single room. There is a lounge, kitchen/dining room and a ground floor bathroom along with the two bedrooms.

Several other homes in the street have extended their property to the rear, this could also be looked at, subject to all relevant consents. There is therefore potential for someone to make this home bigger and better than it already is.

A viewing is very highly advised of this super home.

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

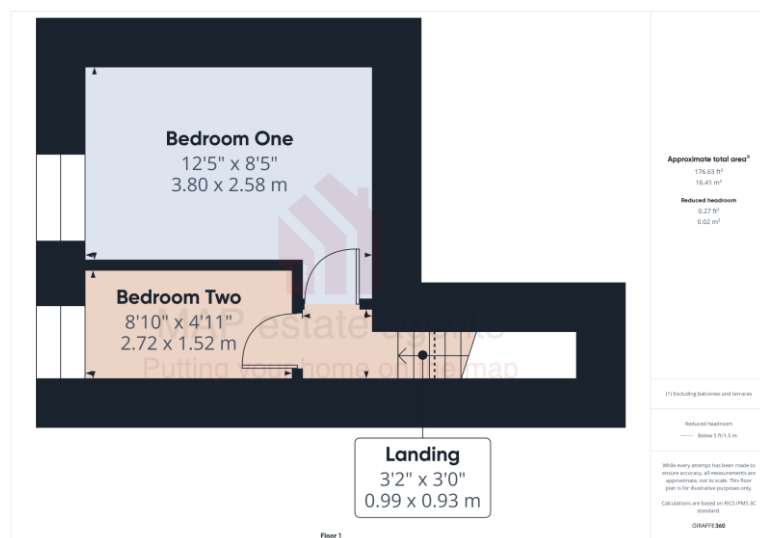
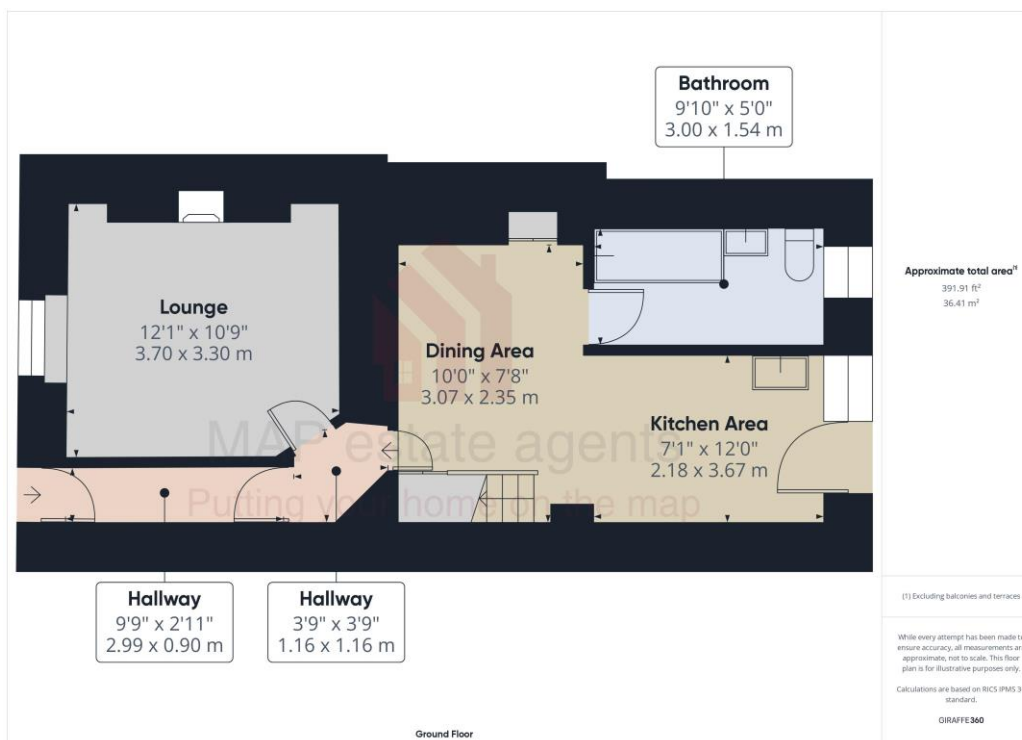


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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