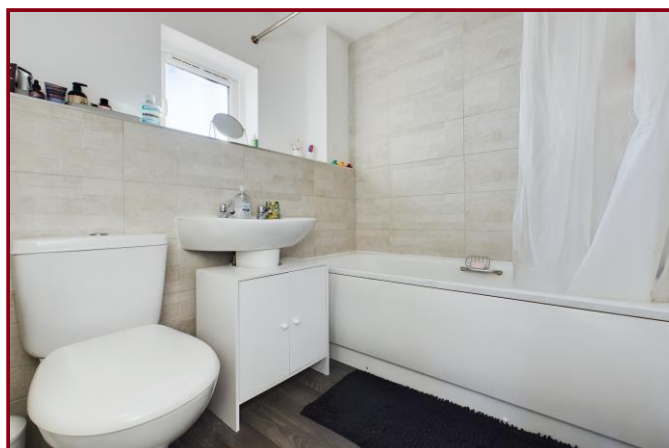




MAP estate agents
Putting your home on the map

**Chivilas Road,
Camborne**

**£270,000
Freehold**





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Camborne**

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Property Introduction

This modern end house of three which was constructed in 2019 is ideal as a family home.

Offering well proportioned accommodation, there are three bedrooms and a bathroom on the first floor whilst on the ground floor the hallway gives access to the lounge which overlooks the rear garden, there is a fitted kitchen dining room and a useful cloakroom/WC.

The property benefits from uPVC double glazing and a gas combination boiler heats the house and provides hot water. There is an open plan lawn to the front whilst the rear garden is enclosed, largely lawned with a patio and is ideal for younger children and pets.

In summary, this modern home which is designed to be energy efficient requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Situated within a mile and a half virtually level walk from the town centre, there is a late night convenience store nearby and Rosemellin School which is for younger children, is within walking distance. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living. There is a mix of national and local shopping outlets, banks, a Post Office together with mainline Railway Station which connects with London Paddington and the north of England.

The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall is within thirteen miles, the north coast at Portreath is within five miles and the university town of Falmouth on the south coast is within fifteen miles.

ACCOMMODATION COMPRISES

Storm porch with composite double glazed door opening to:-

HALLWAY

Recessed turning staircase to the first floor incorporating under stairs storage cupboard. Radiator. Panelled doors open off to:-

CLOAKROOM/WC

uPVC double glazed window to the front. Fitted with a close coupled WC, pedestal wash hand basin and wall mounted 'LOGIK' combination gas boiler. Towel radiator.

KITCHEN/DINER 16' 9" x 8' 0" (5.10m x 2.44m)

uPVC double glazed window to the front. The kitchen area is fitted with a range of eye level and base gloss finished units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in 'Caple' stainless steel oven with 'Caple' four ring gas hob over, space and plumbing for an automatic washing machine and dishwasher. Ceramic tiled splashbacks and radiator.

LOUNGE 15' 3" x 10' 11" (4.64m x 3.32m)

uPVC double glazed window to rear and uPVC double glazed French doors opening onto the rear garden. Radiator.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the side. Panelled doors open off to:-

BEDROOM ONE 13' 4" x 8' 4" (4.06m x 2.54m)

uPVC double glazed window to the front. Radiator and access to loft space.

BEDROOM TWO 14' 4" x 8' 5" (4.37m x 2.56m)

uPVC double glazed window to the rear. Radiator.

BEDROOM THREE 10' 11" x 6' 6" (3.32m x 1.98m)

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the side. Fitted with a contemporary suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with shower attachment. Towel radiator and extensive ceramic tiling to walls.

OUTSIDE FRONT

To the front there is an open plan lawn.

REAR GARDEN

The rear garden is enclosed, ideal for younger children and pets and is largely lawned with a patio. Timber storage shed and external water supply.

PARKING

In a dedicated parking area adjacent to the property there is allocated parking for two vehicles.

SERVICES

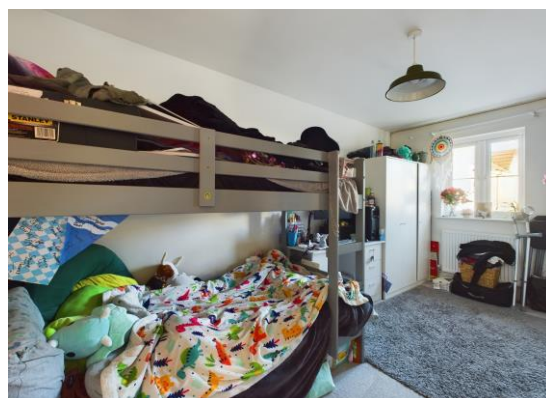
The property benefits from mains gas, mains electric, mains water (metered) and mains drainage.

AGENT'S NOTES

The Council Tax banding for the property is band 'B'. In line with current modern developments the property does have a service charge to cover maintenance of roadways, open spaces and lighting which is currently set at £112.37 for the financial year 2024/25.

DIRECTIONS

Heading into Camborne from Tuckingmill hill as you start to climb up the hill take the first turning right into North Roskear Road (immediately in front of a mattress shop) then take the first turning right into Philips Terrace and then second left into Boiler Works Road. Turn right into West Seton Road and then first right into Chivilas Road where the property will be identified on the right hand side. If using what3words:- firelight.baked.easy

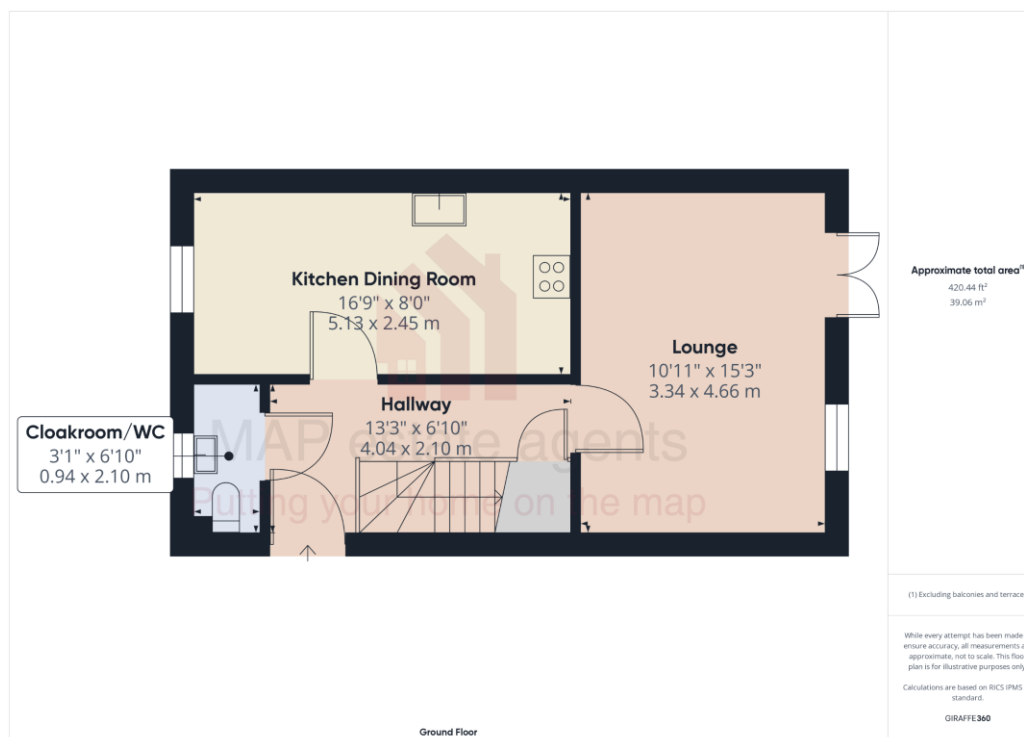


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		95
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Modern end house of three
- Ideal family home
- Three bedrooms
- Lounge with outlook over rear garden
- Fitted kitchen/dining room
- First floor bathroom
- Ground floor cloakroom/WC
- uPVC double glazing
- Gas central heating
- Gardens and parking



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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