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**Praze,
Camborne**

Guide Price £265,000
Freehold





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Property Introduction

This delightful cottage enjoys a central location within this popular village and within reach of Crowan Primary School and a range of local amenities.

This property offers larger than expected two bedroom accommodation with a wealth of charm and character and off-road parking for one car.

A particular feature are the gardens which are generous in size, extending to approximately 300 feet in length and which have been maintained to an excellent standard by the present vendor. The garden is split into easy manageable areas including patio, gravelled areas, sheds, a vegetable patch and an orchard.

This property genuinely must be viewed to appreciate not only the property itself but also the gardens. A great opportunity to purchase a well maintained cottage with a fantastic garden.

Location

Conveniently situated in this popular and sought after village and within easy reach of the village centre which benefits from an attractive and welcoming local community and has an historic Public House, Doctors surgery, village store and Post Office together with a village school Praze is ideally situated for easy access for the nearby towns of Helston and the historic town of Camborne, both of which offer an extensive range of day-to-day facilities and amenities.

Camborne offers a mix of national and local shopping outlets, there are major banks and a mainline railway link to London Paddington and the north of England together with schooling for older children and there is direct access onto the A30 trunk road. Hayle on the north coast which is famed for its miles of golden sandy beaches and Truro, the administrative and shopping centre of Cornwall together with Falmouth on the south coast, which is Cornwall's university town are all within an easy commute.

ACCOMMODATION COMPRISES

Obscured uPVC double glazed door to:-

ENTRANCE PORCH

With tiled floor and door to:-

LIVING ROOM 20' 2" x 10' 1" (6.14m x 3.07m)

Having slate flooring and laminated flooring. Featuring a granite inglenook fireplace housing a multi-fuel burner. Exposed granite walls, two radiators and ceiling lights. uPVC double glazed window to front, stairs to first floor landing with under stairs storage cupboard. BT Full Fibre (FFTP) 500+Mb broadband. Door off to:-

KITCHEN/DINER 14' 2" x 13' 4" (4.31m x 4.06m) L-shaped, maximum measurements

Having laminated flooring, a range of base and wall units with integrated double oven, fitted ceramic hob and filter hood over. Integrated 'Hotpoint' dishwasher. Space for fridge/freezer, sink and drainer with mixer tap. Velux window, radiator and spotlights. Door to:-

UTILITY/CLOAKROOM

Wall mounted gas combination boiler. Space for washing machine and tumble dryer. Low level WC and vanity unit with sink over.

SUNROOM 10' 4" x 9' 1" (3.15m x 2.77m)

A dual aspect room with uPVC double glazed windows and French doors to rear garden. Radiator and ceiling lights. Laminate flooring.

FIRST FLOOR LANDING

Loft access point with ladder leading to the loft. Doors off to:-

BEDROOM ONE 13' 6" x 8' 2" (4.11m x 2.49m)

Exposed granite wall, exposed floorboards, fitted wardrobe and uPVC double glazed window to front. Radiator.

BEDROOM TWO 9' 9" x 8' 4" (2.97m x 2.54m)

Exposed floorboards and uPVC double glazed window to rear. Radiator.

BATHROOM

Low level WC, wash hand basin with mixer tap with vanity unit under, bath with mixer tap, electric shower over and frameless shower screen door. Towel radiator and uPVC window to rear.

ATTIC (not measured)

The attic has a Velux window and electric.

OUTSIDE FRONT

To the front of the property is a rare off-road private parking space (unusual for this location).

REAR GARDEN

The gardens are a particular feature of the property, they lie to the rear and extend to approximately 300 ft. The gardens have been cultivated by the present vendors and now offer a variety of delightful areas including patio, lawned gardens, attractive seating areas, useful potting areas, a greenhouse, vegetable plot and an extensive area at the rear of the garden established area for fruit trees etc.

AGENT'S NOTE

The Council Tax Band for the property is band 'A'.

SERVICES

The property benefits from mains gas, mains water, mains drainage and mains electric. BT Full Fibre (FFTP) 500+Mb broadband.

DIRECTIONS

From Camborne Railway Station turn left into Trevu Road. At a roundabout take the first left into South Terrace and at the next roundabout carry straight across in to Pendarves Road and follow the BB03 towards Praz An Beeble. On entering the village the property will be on the left hand side. If using What3words:- clockwork.valve.dockers

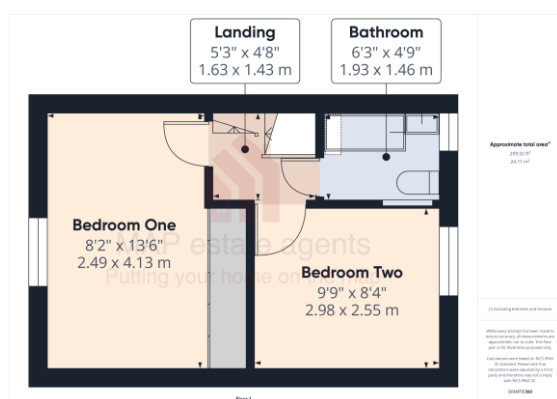


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Character terraced cottage
- Two bedrooms
- Generous size lounge
- Light and airy kitchen/breakfast room
- Utility room
- Sun room
- Upstairs bathroom
- Large garden (0.12 acres)
approx. 300 feet long
- Level walk to school,
amenities and doctor's surgery
- Highly sought after village
location



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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