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Putting your home on the map

**Trehane Road,  
Camborne**

**£190,000  
Freehold**





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## **Property Introduction**

This three bedroom end-terraced home has been owned by the same family for thirty plus years and is now being offered for sale chain free.

There is a generous kitchen/breakfast room, a spacious lounge/dining room and a first floor bathroom. In addition there is a garage in a block which also has a parking space in front of it, there is unrestricted parking on the estate too.

Having gas central heating, double glazing and gardens to the front and rear, this is a super family home ready its for its new owners.

## **Location**

Treswithian is a residential area located on the outskirts of the historic town of Camborne. Situated approximately half a mile off the town centre the property is close to Camborne secondary school and has Weeth Primary School also in close proximity. Camborne itself has a rich industrial heritage, particularly in mining, and the whole area benefits from its proximity to its cultural history. the property is well connected by road with the A30 dual carriageway approximately half a mile away providing quick access to other parts of Cornwall and beyond.

Camborne also has a bus and train station which makes its easy to explore the wider region by public transport. For those who enjoy nature the property is just a short drive form the south west coast path offering stunning coastal views and walks and Tehidy country park as well as the north Cornwall coast.

**ACCOMODATION COMPRISES all dimensions are approximate**

uPVC front door into:-

### **ENTRANCE PORCH**

Door into:-

### **KITCHEN/BREAKFAST ROOM 15' 11" x 9' 4" (4.85m x 2.84m)**

Fitted with a range of timber effect units at both base and eye level with granite effect roll edge work surfaces and stainless steel one and half bowl sink unit with mixer tap above. Wall mounted Glow-worm boiler servicing the domestic hot water and central heating. Radiator. Brick effect tiled floor, space and plumbing for washing machine. Door into:-

### **LOUNGE/DINING ROOM 15' 10" x 12' 6" (4.82m x 3.81m)**

Spacious light and bright room with large pitch window overlooking the rear garden with adjoining double doors which open to outside. Large under stairs storage cupboard. Fireplace with inset coal effect fire.

### **FIRST FLOOR LANDING**

Access to roof space, airing cupboard with shelving.

### **BEDROOM ONE 11' 11" x 9' 6" (3.63m x 2.89m)**

A good double room with large window to the rear enduring far reaching views. Built in wardrobe. Radiator.

### **BEDROOM TWO 10' 9" x 9' 0" (3.27m x 2.74m)**

uPVC double glazed window to front. Built in wardrobe. Radiator.

### **BEDROOM THREE 8' 11" x 6' 1" (2.72m x 1.85m)**

Double glazed window to rear enjoying far reaching views. Radiator.

### **SHOWER ROOM**

Shower cubicle and wall mounted shower and tiled surround. Pedestal wash hand basin. Low level WC. Frosted double glazed window. Radiator.

### **OUTSIDE**

The gardens to the front are accessed via a gate which opens onto Trehane Road. There is a useful timber shed with the property approached over a deck with a pagoda above. The garden is low maintenance with bedded borders. The rear garden has been gravelled and has hedge and fence boundaries with a small wall boundary to the rear. Located approximately 100 yards from the property is a:-

### **SINGLE GARAGE (not measured)**

In front of the garage is a parking space which the sellers presently use. It should be noted that the estate has unrestricted parking with several parking bays in addition to this useful feature.

### **SERVICES**

Mains water, mains drainage, mains electric and mains gas are connected.

### **AGENT'S NOTE**

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

### **DIRECTIONS**

From the Treswithian interchange on the A30, proceed up the slip road, turning left and then left immediately at the roundabout by the Premier Inn / Table Table restaurant. Carry on across the next roundabout towards Camborne and after approx 500 yards turn right into Treswithian Park Road. Take the first turning on the right and park in this area. The property is located on your right. What3words dust.swanky.scrolled

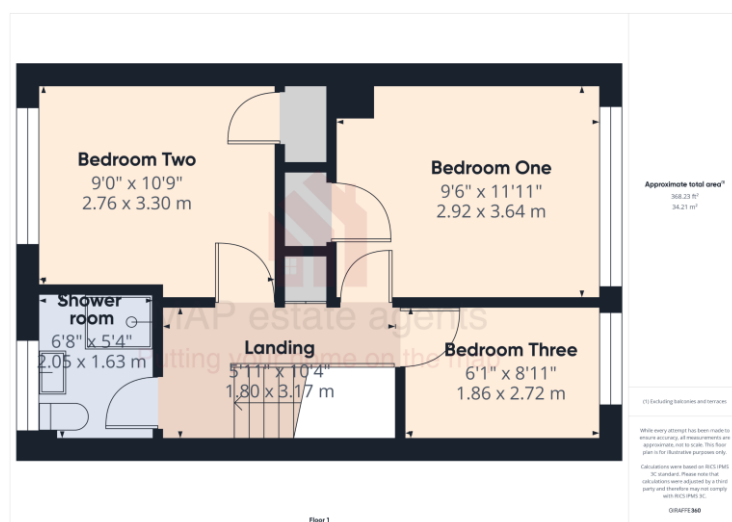


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- End of terraced house
- Three bedrooms
- Kitchen/breakfast room
- Lounge/dining room
- First floor shower room
- Garden to front and rear
- Garage (in a block)
- Offered for sale with no chain
- Gas central heating
- Double glazed windows



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