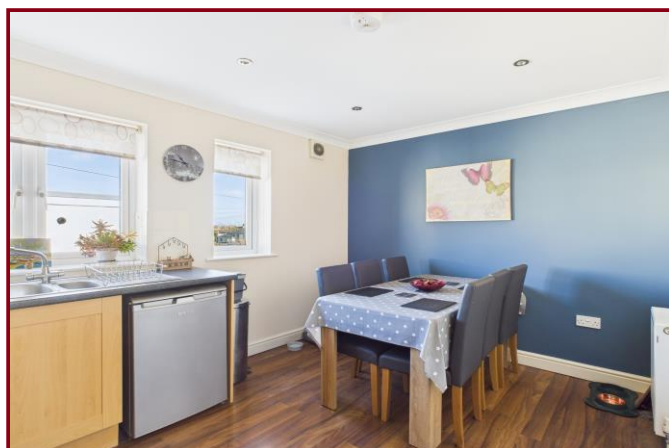




MAP estate agents
Putting your home on the map

**West Charles Street,
Camborne**

**£210,000
Freehold**





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Camborne**

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Property Introduction

A very well presented mid-terraced modern family home located in a tucked away position yet within close proximity to the town centres shops and amenities.

The adaptable accommodation is arranged over three storeys and has the benefit of uPVC double glazed windows and doors complemented by a gas fired central heating system.

An entrance hallway gives access to an integral garage with doorway leading to a ground floor bedroom with en-suite shower room whilst to the first floor is a good size kitchen/diner with a good range of built-in storage cupboards, lounge and staircase accessing the third floor with two further bedrooms along with a family bathroom.

Externally to the rear is an enclosed garden being partly covered with a gazebo.

Location

Camborne is ideally situated for access to the many popular north coastal surfing beaches such as Portreath, Perranporth and St Agnes with the north coast being renowned for its rugged vistas and beautiful coastal walks. The city of Truro is approximately fifteen miles distant, this being the main centre in Cornwall for business and commerce and offers a good range of high street multiples as well as a variety of independent shops. The attractive Georgian architecture and cobbled streets lead to many restaurants as well as accessing the piazza which is home to The Hall for Cornwall.

Within Camborne itself there are a variety of well known retail outlets and also has a mainline railway station that operates to London Paddington. The main A30 is also nearby making travelling to other parts of the county and beyond that much easier.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Tiled floor, door giving access to integral garage.

INTEGRAL GARAGE 18' 3" x 9' 6" (5.56m x 2.89m)

Single up and over door. Electric, light and power points. Built-in storage cupboard with plumbing for automatic washing machine.

GROUND FLOOR BEDROOM ONE 9' 0" x 8' 9" (2.74m x 2.66m)

Double glazed sliding doors leading to garden. Doorway giving access to:-

GROUND FLOOR EN-SUITE SHOWER ROOM

Double glazed window to rear elevation. Close coupled WC, pedestal wash hand basin with tiled splashback and shower cubicle. Heated towel rail, extractor fan and wall mirror with light over.

INNER HALLWAY

Radiator. Staircase to first floor. Tiled floor.

HALF LANDING

Access to:-

FIRST FLOOR LANDING

Doors off to:-

KITCHEN/DINER 13' 9" x 9' 0" (4.19m x 2.74m) plus recess

Two double glazed windows to rear elevation. One and a quarter stainless steel sink unit with mixer tap. A good range of base and wall mounted cupboards and work surfaces. Built-in cooker with gas hob, extractor fan, part tiled walls, recess for fridge and radiator. Down lighters.

LOUNGE 15' 5" x 13' 7" (4.70m x 4.14m) L-shaped, maximum measurements

Sliding double glazed doors giving access to a Juliet style balcony. Additional double glazed window, down lighters, two radiators and staircase giving access to:-

SECOND FLOOR LANDING

Access to loft, doors off to:-

BEDROOM TWO 13' 9" x 10' 11" (4.19m x 3.32m) maximum measurements

Two 'Velux' windows to rear elevation. Radiator.

BEDROOM THREE 13' 6" x 9' 7" (4.11m x 2.92m) maximum measurements

Double glazed window to front elevation. Radiator and built-in storage cupboard.

BATHROOM

Panelled bath with shower over and shower screen, chrome heated towel rail, close coupled WC and pedestal wash hand basin. Tiled walls, wall mirror with electric light over.

OUTSIDE

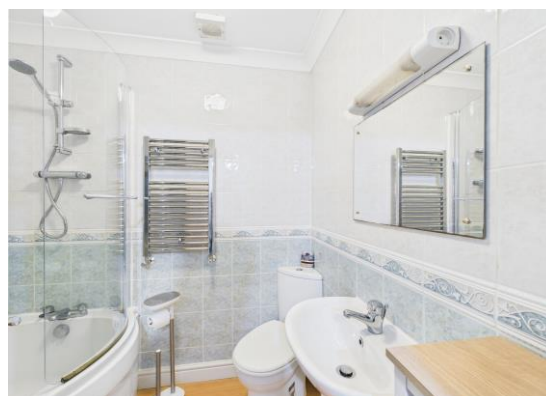
Immediately to the rear of the property is an enclosed garden with pergola, this being enclosed with fencing.

SERVICES

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

DIRECTIONS

Proceeding along Trevenson Street, turn left into West Charles Street, continuing to the end which gives access into Cameron Court where the property is located on the left hand side and a MAP For Sale sign has been erected for identification purposes. If using What3words:- mimics.sunblock.pegs

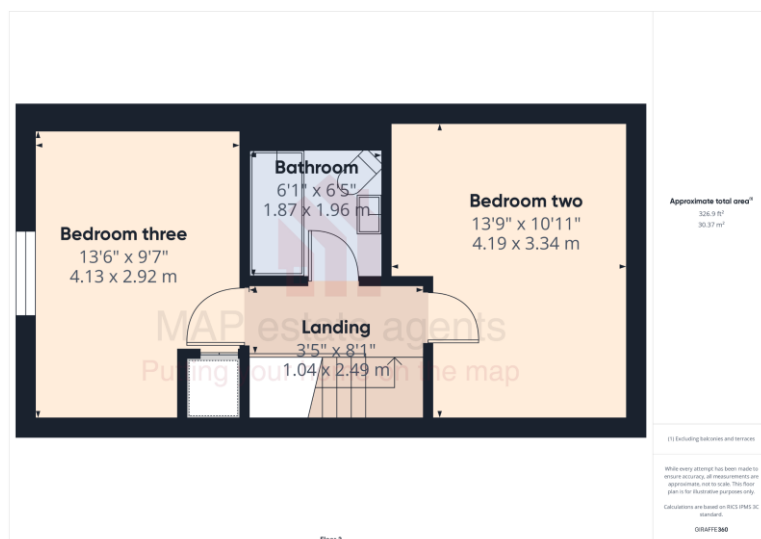
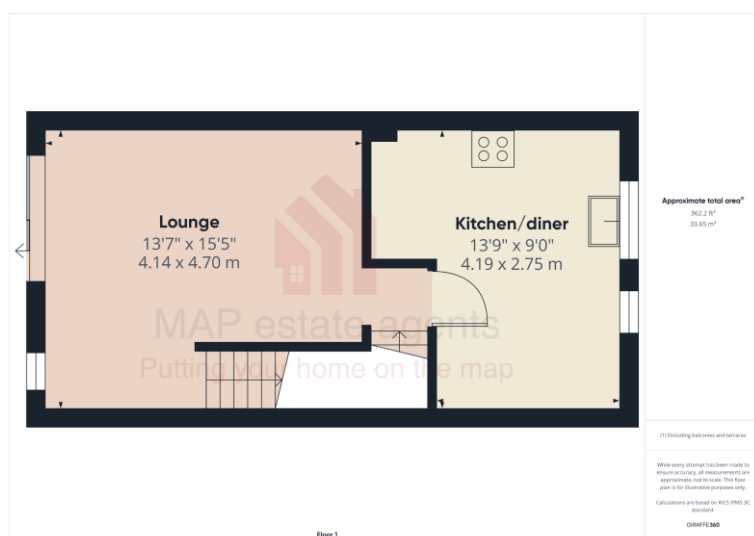


Energy Efficiency Rating		
Very energy efficient - lower running costs	A	
	B	
	C	
	D	
	E	
	F	
	G	
Not energy efficient - higher running costs		
Current		Potential
76		87
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- A modern terraced family home
- Three bedrooms
- Accommodation arranged over three storeys
- Ground floor bedroom with en-suite
- Kitchen/diner
- Versatile and adaptable layout
- Double glazed windows and doors, gas central heating
- Enclosed rear garden
- Integral garage
- Close proximity to the town centre amenities



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

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