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**Centenary Row West,  
Camborne**

**£235,000  
Freehold**







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**Freehold**

### Property Introduction

This charming cottage has been refurbished by the present owner and is now offered to the market with no forward chain. Internally there is a generous living room, a stylish kitchen and in addition there is a large utility room.

Upstairs one can find two double bedrooms, a study/nursery and a contemporary bathroom with shower and bath combination. This lovely property boasts large gardens and parking for at least two cars and is situated just a short walk from the town's amenities.

We highly recommend viewing at your earliest opportunity.

### Location

The property is situated less than half a mile walk from the town centre. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living and there is a mix of national and local shopping outlets, bank and a mainline Railway Station which has direct links to London Paddington and the north of England.

Access to the A30 will be found on the north side of the town and the property is within easy reach of a Tesco superstore. Both Truro, the administrative and cultural heart of Cornwall and the south coast university town of Falmouth are situated within thirteen miles. Portreath on the north coast, less than five miles away is noted for its sandy beach and active harbour, is within five miles.

### ACCOMMODATION COMPRISES

Double glazed panel front door opening to:-

### LIVING ROOM 15' 3" x 11' 10" (4.64m x 3.60m) maximum measurements

Stairs rising to first floor. Double glazed window to front. Radiator. Television point. Door to:-

### KITCHEN 15' 4" x 9' 7" (4.67m x 2.92m) maximum measurements

Fitted with a matching range of white wall and base cupboards with butchers block work surfaces. Built-in stainless steel oven with hob inset to worksurface and over head extractor. Stainless steel single drainer sink unit with mixer tap. Space for fridge, space for freezer. Double glazed window to rear. Radiator. Door to:-

### UTILITY ROOM 11' 9" x 4' 5" (3.58m x 1.35m)

Fitted with a range of white base cupboards and drawers with butchers block work surface. Space for washing machine and tumble dryer. Stainless steel single drainer sink unit with mixer tap. Radiator. Double glazed windows to rear and side. uPVC double glazed panel door to rear.

From living room, stairs rising to:-

### FIRST FLOOR LANDING

Access hatch to loft space. Smoke alarm. Doors leading off to:-

### STUDY/NURSERY ROOM 8' 6" x 3' 5" (2.59m x 1.04m) plus recess

Bulkhead storage cupboard. Double glazed window to front. Radiator.

### BEDROOM ONE 12' 3" x 9' 2" (3.73m x 2.79m)

Double glazed window to front. Radiator.

### BEDROOM TWO 9' 11" x 9' 0" (3.02m x 2.74m)

Double glazed window to rear. Radiator.

### BATHROOM

A modern white suite fitted with an independent shower enclosure housing mains fed shower unit, a panelled bath, close coupled WC and a wash hand basin inset to vanity unit. Obscure double glazed window to rear. Heated towel rail.

### OUTSIDE FRONT

To the front of the property there is a gravelled parking area.

### REAR GARDEN

To the rear of the property there is an enclosed courtyard style garden. A shared access path leads to the large lawned garden and parking area for two to three cars.

### SERVICES

Mains water, electricity, drainage and gas.

### AGENT'S NOTE

The property is Council Tax band 'B'.

### DIRECTIONS

From Camborne Police Station proceed east along B3303 towards Camborne. Take the third right turn on to Stray Park Road and then left on to Centenary Row West. The property will be seen after a short distance on the left hand side. If using What3words:- undivided.heats.prompts

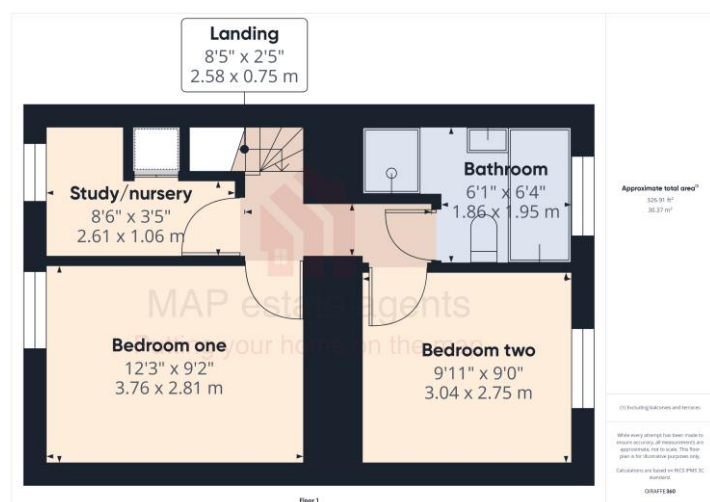


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	82
B (81-91)	
C (69-80)	73
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Refurbished cottage
- Two double bedrooms plus study
- Modern fitted kitchen
- Generous living room
- Gas central heating
- Double glazing
- Large garden
- Ample parking
- Offered for sale chain free
- Immaculately presented



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