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**Holman Avenue,
Camborne**

**£250,000
Freehold**





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Property Introduction

Ideal for retired persons, this semi-detached bungalow is located close to the town centre.

Presented to a high standard, there are three bedrooms, a lounge, kitchen/diner and a contemporary style shower room which was completed in October 2024. One will find uPVC double glazing, gas fired central heating and the bungalow was rewired as part of the present owners updating of their home.

To the outside there are attractive low maintenance gardens to both front and rear and in addition to the paviour driveway there is a garage.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The bungalow is conveniently located for access to Camborne town centre which offers an eclectic mix of both local and national shopping outlets, there are places to eat and drink, schooling and a mainline Railway Station which connects with London Paddington and the north of England.

The A30 can be accessed within half a mile and within twelve miles there is the county town of Truro which is the shopping centre for Cornwall. The University town of Falmouth is within a similar distance and the north coast at Portreath, which is noted for its sandy beach, is within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

Coved ceiling and access to loft space. Panelled doors open off to:-

LOUNGE 16' 6" x 12' 2" (5.03m x 3.71m) maximum measurements

uPVC double glazed window to the rear overlooking the garden. Wall mounted gas coal effect fire with back boiler, radiator and coved ceiling.

KITCHEN/DINER 13' 8" x 7' 8" (4.16m x 2.34m) maximum measurements

Two uPVC double glazed windows to the side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Cooker point, extensive ceramic tiled splashbacks, radiator and coved ceiling.

UTILITY PORCH 6' 1" x 5' 6" (1.85m x 1.68m)

uPVC double glazed windows to the side and rear and uPVC double glazed door to rear. Roll top edge working surface with space and plumbing beneath for automatic washing machine and further appliance space. Extensive ceramic tiling to walls.

BEDROOM ONE 13' 4" x 9' 10" (4.06m x 2.99m) maximum measurements

uPVC double glazed window to the front. Airing cupboard containing copper cylinder with slatted shelving. Radiator and coved ceiling.

BEDROOM TWO 10' 0" x 10' 0" (3.05m x 3.05m) plus recess

uPVC double glazed window to the front. Radiator and coved ceiling.

BEDROOM THREE 9' 9" x 7' 0" (2.97m x 2.13m)

uPVC double glazed window to the side. Radiator and coved ceiling.

SHOWER ROOM

uPVC double glazed window to the side. Re-fitted in a contemporary style with a door less entry shower enclosure featuring shower panelling and with a 'Mira' electric shower. Close coupled WC, pedestal wash hand basin and ceramic tiled walls. Towel radiator and coved ceiling.

OUTSIDE FRONT

To the front there is an enclosed low maintenance garden which is largely brick paved with planted beds and features a specimen Acer. The paviour driveway continues to the side of the property giving additional parking if required and leads to the garage.

GARAGE 19' 4" x 9' 10" (5.89m x 2.99m)

Up and over door and having power and light connected. uPVC double glazed window and door to side.

REAR GARDEN

The rear garden is again enclosed and designed with ease of maintenance in mind and has planted beds.

AGENT'S NOTE

Please be advised that the property is Council Tax band 'B'. The property has a steel frame construction with block outer skin and this may not be suitable for all lenders.

SERVICES

The property benefits from mains metered water, mains electricity, mains drainage and mains gas.

DIRECTIONS

From Camborne Parish Church heading out of town passing Wellington Road on your right, continue straight along into College Street and the next turning right into Weeth Lane, take the third left into Holman Avenue where the property will be found on the left hand side. If using What3words:- coupler.month.gobbles

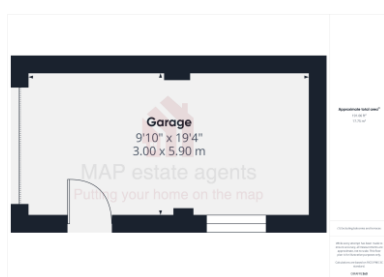


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Updated semi-detached bungalow
- Three bedrooms
- 16' Generous lounge
- Kitchen/diner
- Contemporary style shower room
- Re-wired in 2024
- uPVC double glazing
- Gas central heating
- Attractive low maintenance gardens
- Driveway parking and garage



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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