



MAP estate agents
Putting your home on the map

**Trevithick Road,
Camborne**

**£225,000
Freehold**





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Property Introduction

Situated in a convenient location for accessing the many local shops and amenities of Camborne, is this detached non-estate bungalow.

Considered to be presented a good standard, the property in recent years has undergone several improvements one of which was to refit the shower room. The accommodation which has uPVC double glazed windows and doors as well as a bottle gas central heating system, comprises of an entrance hallway, cosy bay windowed lounge, two bedrooms and a kitchen/diner.

Externally to the side is a bricked driveway with pathway leading to the front door. To the rear is an enclosed garden with useful storage shed and a further bricked sitting area accessed just off the kitchen.

The bungalow is considered to be an ideal purchase for anyone who wants the convenience of shops nearby as well as easy access to the A30 and the north coast and not being on an estate.

Location

Camborne is an historic town steeped in local history which today offers a variety of retail outlets within its popular town centre. Other amenities include a mainline railway station to London Paddington, junior and secondary schools and the main A30 trunk road located nearby making travelling to other parts of the county that much more convenient. The beautiful and rugged north coast, famed for its breathtaking coastline and beaches, offer an abundance of walks as well as excellent surfing.

The cathedral city of Truro lies approximately fifteen miles distant with its cobbled streets and Georgian architecture, it is a popular destination for visitors to explore our small city. Truro is also home to the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE HALLWAY

Radiator. Access to loft (being partially boarded with electric light and ladder). Doors off to:-

LOUNGE 11' 11" x 11' 5" (3.63m x 3.48m) maximum measurements into bay

uPVC double glazed bay window to front and uPVC double glazed window to side elevation. Radiator.

**KITCHEN/DINER 14' 6" x 6' 10" (4.42m x 2.08m)
PLUS 6' 0" x 4' 10" (1.83m x 1.47m)**

L-shaped with uPVC double glazed door to exterior and uPVC double glazed window to side elevation. Radiator. One and a quarter stainless steel sink unit with mixer tap. Variety of base and wall mounted storage cupboards, work surfaces, cooker, hob with extractor and plumbing for automatic washing machine. Part tiled walls and gas fired boiler.

BEDROOM ONE 11' 11" x 11' 0" (3.63m x 3.35m) maximum measurements into bay

uPVC double glazed bay window to front elevation and radiator.



BEDROOM TWO 9' 7" x 7' 4" (2.92m x 2.23m)

uPVC double glazed window to rear elevation and radiator.



SHOWER ROOM

This room has been recently refitted and offers a bright contemporary suite comprising of a close coupled WC, pedestal wash hand basin and shower cubicle. Mirror fronted wall cabinet. Chrome heated towel rail and majority tiled walls.

EXTERIOR

Immediately to the side of the property is a bricked driveway offering an off-road parking space along with the gas cylinder storage. A pathway from here gives access to the front door. The rear garden is enclosed with chippings, useful storage shed and a feature Acer tree. A pathway from the rear gives access via the side to a further sitting area which is located just off the kitchen.

SERVICES

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

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Proceeding along Trelawney Road, follow the road into Trevithick Road where the property is located on the right hand side where a MAP For Sale sign has been erected for identification purposes. If using What3words:- daytime.forklift.buzzer

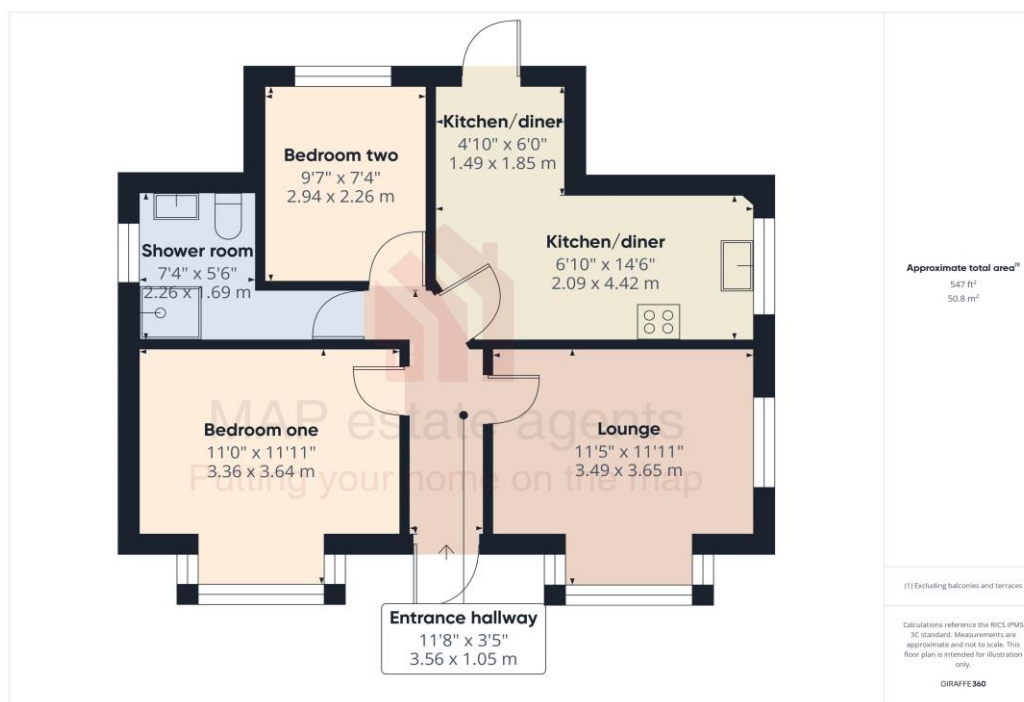


Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	5164
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A very well presented detached bungalow
- Two bedrooms
- Cosy lounge with bay window
- Kitchen/diner
- Refitted contemporary style shower room
- Bottle gas heating and uPVC double glazing
- Bricked driveway parking and enclosed rear garden
- Non estate position
- Convenient location for town centre and local amenities
- Offered for sale with vacant possession



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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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