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**Trelawney Road,
Camborne**

**£170,000
Freehold**





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Property Introduction

Offered for sale with no onward chain and to cash purchasers only due to the type of construction, this 1930s semi-detached house retains many character features.

Benefitting from three double size bedrooms and a remodelled shower room on the first floor there is a separate lounge and dining room, remodelled kitchen and a ground floor WC. The entrance door opens onto a hallway with original tiled flooring and features a period recessed turning oak staircase leading to the first floor. The property is warmed by a gas fired central heating boiler and there is uPVC double glazing.

To the outside the gardens, which lie to the front and rear, have been designed to be easy to maintain whilst to the side a gravelled driveway affords additional parking and leads to the detached garage to the rear of the property.

A property that would benefit from a closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Trelawney Road is conveniently located within five hundred metres of the town centre.

Camborne offers a mix of both national and local shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and the A30 trunk road can be accessed within half a mile.

Truro, the administrative and cultural centre of Cornwall is within thirteen miles and Falmouth on the south coast, which is Cornwall's university town, is within a similar distance.

The north coast village of Portreath, which is noted for its sandy beach and active harbour, is within six miles.

ACCOMMODATION COMPRISES

Part small pane glazed door with fan light over opening to:-

HALLWAY

Attractive ceramic tiled flooring and featuring a recessed turning oak staircase to the first floor. Radiator. Panelled doors open off to:-

LOUNGE 13' 6" x 12' 1" (4.11m x 3.68m) maximum measurements into recesses

uPVC double glazed window to the front. Wall mounted gas fire, picture rail and radiator.

DINING ROOM 13' 0" x 11' 0" (3.96m x 3.35m) maximum measurements into recesses

uPVC double glazed window to the front. Polished wood flooring, picture rail and radiator.

WC

uPVC double glazed window to the rear. Remodelled with a close coupled WC and corner wash hand basin.

KITCHEN/BREAKFAST ROOM 12' 10" x 9' 4" (3.91m x 2.84m)

maximum measurements

Two uPVC double glazed windows to the rear. Remodelled with a range of eye level and base gloss white finished units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and stainless steel cooker hood over, space for an automatic washing machine and recessed 'Baxi' gas boiler. Walk-in pantry cupboard with recessed cupboard housing the copper cylinder with immersion tank. Door off to:-

REAR HALLWAY

Four-door storage cupboard and uPVC double glazed door opening onto the rear.

FIRST FLOOR LANDING

uPVC double glazed window to the rear. A central landing with access to loft space and featuring panelled doors opening off to:-

BEDROOM ONE 15' 11" x 12' 0" (4.85m x 3.65m) maximum measurements into recesses

uPVC double glazed window to the front. Victorian style fireplace with wood surround, polished wood flooring and picture rail. Radiator.

BEDROOM TWO 10' 11" x 10' 2" (3.32m x 3.10m) maximum measurements plus doorway recess

uPVC double glazed window to the rear. Polished wood flooring, picture rail and radiator.

SHOWER ROOM

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and low entry shower enclosure with plumbed shower. Ceramic tiling to walls and floor. Towel radiator.

BEDROOM THREE 13' 2" x 11' 8" (4.01m x 3.55m) maximum measurements into recesses

uPVC double glazed window to the front. Polished wood flooring, picture rail and radiator.

OUTSIDE FRONT

To the front of the property the garden is enclosed, designed to be of low maintenance with shrubs and specimen trees and with a pea gravel ground cover. Double gates to the side of the property open onto a gravelled driveway suitable for parking two/three vehicles and leads to the detached garage situated to the rear of the property.

GARAGE 15' 2" x 8' 1" (4.62m x 2.46m)

Up-and-over door.

REAR

The rear garden is enclosed, paved with specimen shrubs and includes a bay tree and there is an established grape vine. Attached to the side of the garage is a greenhouse which also features an established grape vine.

SERVICES

Mains water (metered), mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'. Please be advised that a mundic block test carried out in April 2022 indicated that the property is mundic grade 'B' and therefore, unlikely to attract a mortgage.

DIRECTIONS

From Camborne Church, head away from the town and turn immediately right into Wellington Road, continue along Wellington Road entering Trelawney Road and just prior to a staggered junction, the property will be identified on the left-hand side by a 'For Sale' board. If using What3words: escorting.affirming.supreme

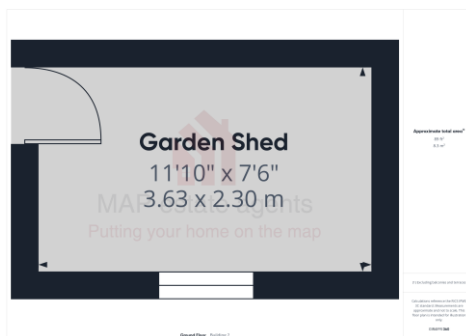
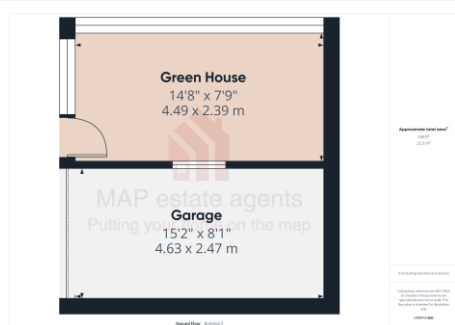
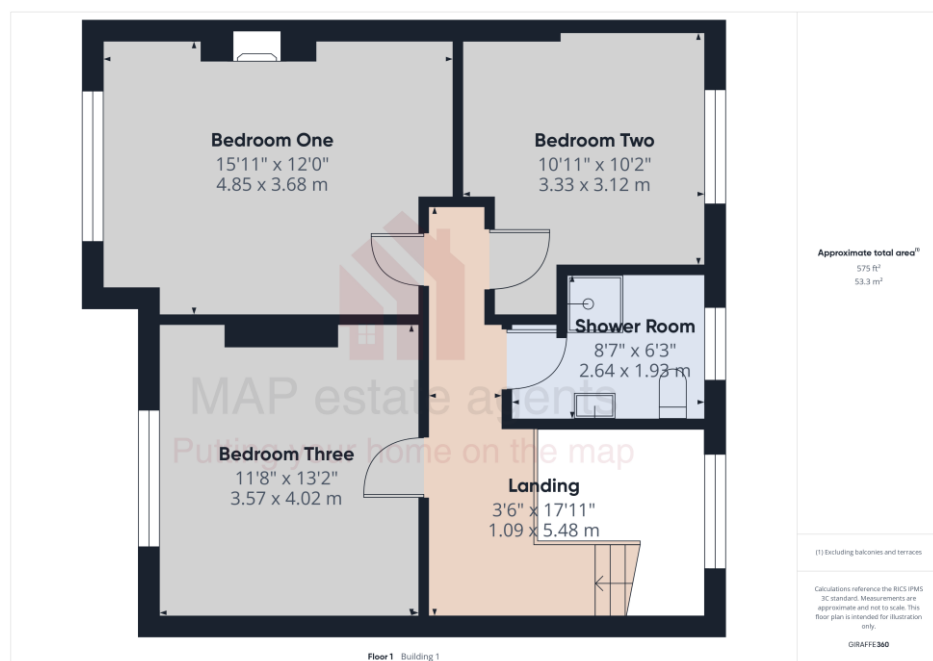
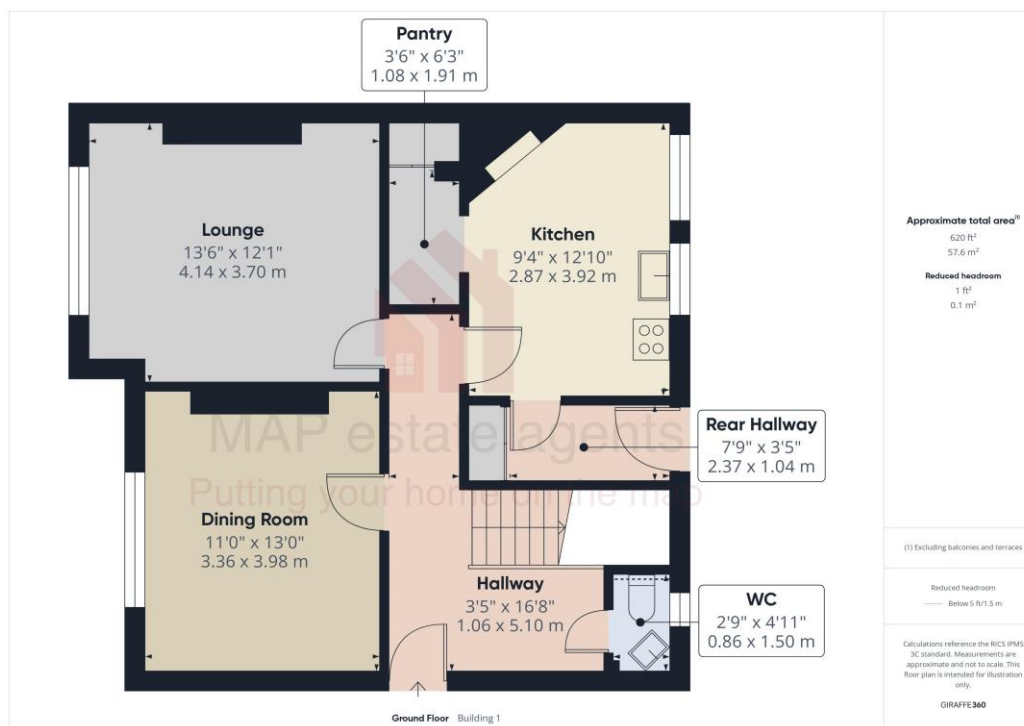


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Character semi-detached house
- Three double size bedrooms
- Separate lounge and dining room
- Remodelled contemporary style shower room
- Re-fitted kitchen
- Ground floor WC
- Gas fired central heating
- uPVC double glazing
- Low maintenance gardens, parking and garage
- Cash purchase only, chain-free sale



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

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01326 702333 (Falmouth & Penryn)
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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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