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**Enys Road,
Camborne**

**£180,000
Freehold**





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Property Introduction

Set back from Enys Road, this bungalow, which is being sold chain free, has a double size bedroom, an open plan living space with contemporary fitted kitchen and the shower room is in a wet room style.

Fully double glazed, there is a gas fired central heating system.

To the outside pedestrian access leads to the largely lawned front garden, whilst to the rear is an enclosed garden with parking for three vehicles.

Presented to a high standard, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Conveniently located for access to the town, Camborne offers an eclectic mix of both local and national shopping outlets, there are banks, a mainline railway station which connects with London Paddington and the north of England and the A30 can be accessed within half a mile.

Well suited for commuting to Truro, which is the administrative and cultural centre of Cornwall, the university town of Falmouth on the south coast is within a similar commute and the north coast village of Portreath, which is noted for its sandy beach and active harbour, will be found within five miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

LIVING/KITCHEN/DINING ROOM 24' 4" x 8' 4" (7.41m x 2.54m) maximum measurements

PLUS 7' 4" x 7' 4" (2.23m x 2.23m)

uPVC double glazed windows to front and side and uPVC double glazed patio doors to rear. An L-shaped room with a kitchen area being 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. Built-in oven with ceramic hob and stainless steel hood over, unit housing a 'Veissman' gas combination boiler, extensive ceramic tiled

splashbacks and space and plumbing for an automatic washing machine. Two radiators and luxury vinyl tiled flooring.

SHOWER ROOM

Configured in a wet room style with a wall hung vanity wash hand basin, concealed cistern WC and with a plumbed mixer shower. Full ceramic tiling to walls and towel radiator. Non slip flooring.

BEDROOM 11' 4" x 8' 4" (3.45m x 2.54m)

uPVC double glazed window to rear. Luxury vinyl tiled floor and radiator.

OUTSIDE FRONT

Having pedestrian access off Enys Road, a gate opens on to the front garden which is largely lawned with a raised seating area. Pedestrian access leads to the side and there is an external water supply.

REAR GARDEN

The rear garden is enclosed, there is a paved area and raised beds and parking is available for three vehicles. A service lane off Enys Road leads to the rear access.

SERVICES

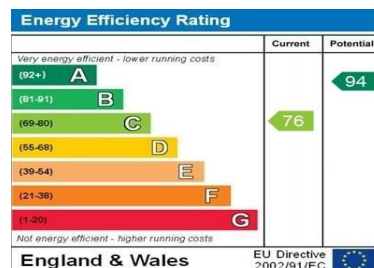
Mains water (metered), mains electricity, mains drainage, mains gas.

AGENT'S NOTE

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

DIRECTIONS

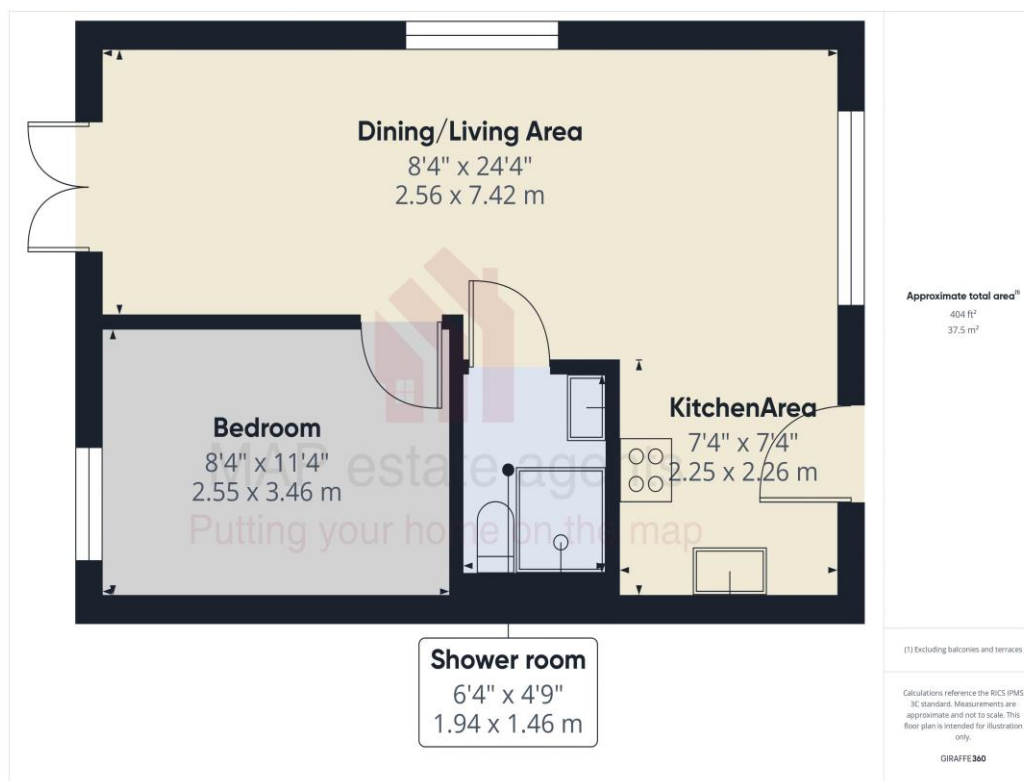
From Tesco car park turn left and at a set of traffic lights turn left again taking the first exit at a roundabout into Wesley Street, take the first right into Albert Street and at a staggered junction go straight across into Park Road and at the next staggered junction take the next left into Eastern Lane, continue along Eastern Lane with the entrance to Hughville Street on the right hand side. Continue along the full length of Hughville Street and where the road meets Enys Road turn left where number 60 will be identified on the left hand side and there is a pedestrian access to the left hand side of number 60 which leads directly to the bungalow. If using What3words:- await.wimp.shipwreck





MAP's top reasons to view this home

- Detached non-estate bungalow
- One double size bedroom
- Open plan living space
- Contemporary style fitted kitchen
- Wet room style shower room
- uPVC double glazing
- Gas central heating
- Gardens to front and rear
- Parking for three cars
- Ideal first home or retired persons



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01326 702333 (Falmouth & Penryn)
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