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**Church View Road,
Camborne**

**£300,000
Freehold**





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Property Introduction

This non-estate bungalow, which is being offered for sale chain-free, is located in a quiet location on the outskirts of Camborne. Individually designed, it has been updated in recent years and now offers a contemporary living environment with generously proportioned rooms. One will find two double size bedrooms, a lounge, remodelled kitchen/dining room and bathroom.

To the rear is a large conservatory which overlooks the garden and interconnects with the bedrooms, the garage is integral with the property and has a utility space to one end. There is uPVC double glazing and heating is provided by a modern combination gas boiler. Set back from the road by mature hedging, there is ample parking and turning to the front whilst to the rear, the garden continues the generous theme and is enclosed, offers a high level of privacy and features and attractive patio ideal for outside entertaining.

Well suited for retired persons or working couples, properties of this quality rarely come to the market and require a closer inspection to be fully appreciated. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is less than a mile from the town centre and a short drive from 'Tesco' superstore on the fringe of the town. Camborne, which is steeped in mining history, offers all of the services you would expect from modern living, there is a mix of local and national shopping outlets, a bank and Post Office together with a mainline Railway Station which connects to London Paddington and the north of England. There is also access to the A30 trunk road within a mile.

Truro, the administrative and cultural heart of Cornwall, is within thirteen miles, the north coast of Portreath is within five miles and the south coast university town of Falmouth is within fourteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

uPVC double glazed door to:-

HALLWAY

Deep storage cupboard, radiator and access to loft space. Panelled doors open off to:-

LOUNGE 15' 9" x 13' 3" (4.80m x 4.04m) maximum measurements into recesses

uPVC double glazed box bay window to the front. Focusing on a minster style fire surround and hearth and with a radiator.

KITCHEN/DINER 12' 9" x 10' 10" (3.88m x 3.30m)

uPVC double glazed window to the front. Remodelled with a shaker style range of eye-level and base units having adjoining square edge working surfaces incorporating an inset colour co-ordinated one and a half bowl sink unit with mixer tap. Under unit lighting, built-in oven with four ring gas hob and cooker hood over and integrated fridge/freezer and space for automatic washing machine. Attractive tiled splashbacks, laminate flooring and radiator. uPVC double glazed door opening to garage/utility.

BATHROOM

uPVC double glazed window to the side. Remodelled with a contemporary style suite consisting of close coupled WC, vanity wash hand basin and over size shower enclosure with 'Triton' electric shower. Full ceramic tiling to walls and Lino flooring. Radiator. Four-door airing cupboard with shelving and 'Worcester' combination gas boiler.

BEDROOM ONE 11' 9" x 11' 8" (3.58m x 3.55m)

Double glazed patio doors opening to conservatory. Recessed hanging cupboard and radiator.

BEDROOM TWO 13' 3" x 8' 7" (4.04m x 2.61m) maximum measurements

Double glazed patio doors to conservatory. Recessed hanging cupboard and radiator.

CONSERVATORY 20' 1" x 8' 0" (6.12m x 2.44m)

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walls and with uPVC double glazed French doors opening onto the rear and with a uPVC door to the side. Pent double glazed glass roof and radiator.

OUTSIDE FRONT

To the front of the property, there is a driveway which leads to the garage and there is paviour parking for four plus vehicles to the front of the bungalow which is complimented by planted shrub borders together with a pedestrian access leading to the side.

INTEGRAL GARAGE/UTILITY 16' 7" x 10' 2" (5.05m x 3.10m)

Automatic up-and-over door to the front, power and light connected and counter top with space beneath for automatic washing machine and tumble dryer. uPVC double glazed door and window to the rear.

REAR

The rear garden is enclosed and features terraced gardens laid mainly to lawn which offer a high level of privacy. Immediately to the rear of the property, there is a patio which is ideal for outside entertaining and there is a wide selection of mature shrubs and planted beds. Block built shed with power and light connected. Two timber storage sheds and external water supply.

SERVICES

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

AGENT'S NOTE

The Council Tax Band for this property Band 'C'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Chain-free sale
- Non-estate detached bungalow
- Two double size bedrooms
- Generous lounge
- Re-styled kitchen dining room
- Remodelled shower room
- Large conservatory to the rear
- Integral garage with utility space
- uPVC double glazing and gas central heating
- Attractive gardens to the front and rear



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

01736 322400 (Penzance & surrounds)
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