

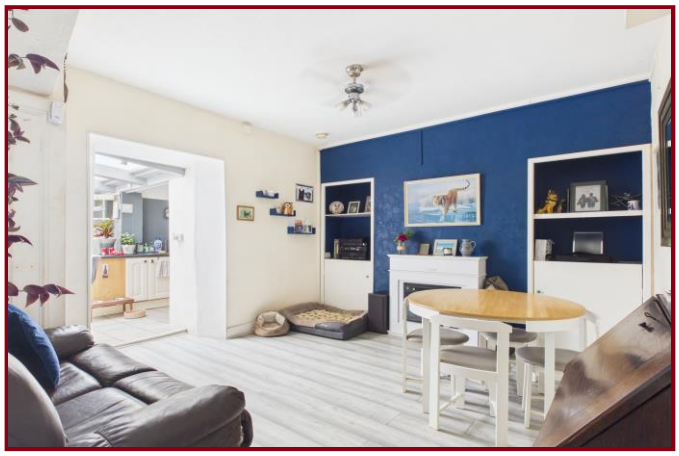
MAP estate agents

Putting your home on the map

Dolcoath Road, Camborne

Offers in Excess of £260,000

Freehold







Dolcoath Road, Camborne

Offers in Excess of £260,000
Freehold

Property Introduction

This family sized home is situated within a level walk of the town centre and Tesco's edge of town supermarket. The front door opens to a hallway and from here is a lounge with bay window, dining room which gives access to a kitchen that enjoys an outlook over the rear garden. From the kitchen a vestibule leads on to the bathroom. On the first floor there are three bedrooms. The property is warmed by a modern gas central heating system and there is uPVC double glazing. To the front parking is a available on the tarmacadam driveway for four plus cars whilst to the rear is an enclosed secure garden ideal for those with pets and younger children. The garden features a patio leading out from the kitchen which is a suntrap on sunny days and the majority of the garden is lawned and interspersed with attractive shrubs and an ornamental pond. To the rear of the garden is a cabin, ideal for homeworkers or as additional storage. In summary, a versatile family home which requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging an appointment to view.

Location

Conveniently located for access to the town which is within a quarter of a mile, local shopping is nearby together with an edge of town superstore. Camborne offers an eclectic mix of both local and national shopping outlets, there are banks and a mainline railway station which connects with London Paddington and the north of England. The A30 can be accessed within half a mile, within fourteen miles there is the county town of Truro which is the shopping centre for Cornwall and Falmouth with its university campus on the south coast is within fifteen miles. The north coast harbour village of Portreath is within four miles.

ACCOMMODATION COMPRISES
uPVC double glazed door opening to:-

ENTRANCE VESTIBULE
Dado rail and glazed door to:-

HALLWAY
Stairs to the first floor, radiator and door to:-

LOUNGE 12' 6" x 11' 4" (3.81m x 3.45m) plus bay
uPVC double glazed bay window to the front. Wall mounted feature electric fire, laminate flooring, ornamental coving and central ceiling rose. Radiator.

DINING ROOM 15' 2" x 11' 5" (4.62m x 3.48m) maximum measurements

Focusing on a wood fire surround housing an electric coal effect fire with alcoves to either side and half height cupboards. Laminate flooring, understairs storage cupboard and radiator. Squared archway through to:-



KITCHEN 16' 8" x 9' 10" (5.08m x 2.99m) maximum measurements

uPVC double glazed French door open to the rear garden. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in oven and inset five ring gas hob with stainless steel cooker hood over. Cupboard housing 'Viessman' gas combination boiler, ceramic tiled floor and radiator. Door to inner vestibule.

INNER VESTIBULE

Door to:-



BATHROOM

Two uPVC double glazed windows to the side. Fitted with a close coupled WC, vanity wash hand basin and panelled bath with plumbed rain head shower over. Extensive ceramic tiling to walls, tiled floor and radiator.

UTILITY 7' 3" x 7' 0" (2.21m x 2.13m)

Fitted with a range of eye level and base units having adjoining working surfaces and with space and plumbing for an automatic washing machine and tumble dryer. Additional storage space.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the rear. Radiator and access to loft space. Doors open off to:-



BEDROOM ONE 11' 6" x 11' 6" (3.50m x 3.50m)

uPVC double glazed window to the rear. Radiator.

BEDROOM TWO 11' 2" x 8' 1" (3.40m x 2.46m) plus door recess

uPVC double glazed window to the front. Laminate flooring with sealed wood fire surround. Radiator.

BEDROOM THREE 7' 11" x 7' 9" (2.41m x 2.36m)

uPVC double glazed window to the front. Radiator.



OUTSIDE FRONT

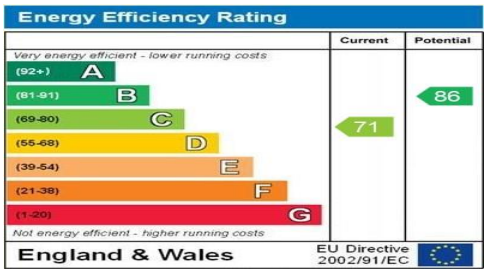
To the front there is driveway parking available for four plus vehicles on a tarmacadam hardstanding.

OUTSIDE REAR

Enclosed with a part covered patio immediately to the rear of the kitchen which leads on to the remainder of the garden featuring an ornamental pond and lawn with a range of mature shrubs to either side. External water supply.

CABIN 15' 3" x 9' 4" (4.64m x 2.84m) maximum measurements

Double glazed window to the side and double glazed door to the side. Laminate flooring and having power and light connected. Adjacent to the cabin is a gravelled storage area with a gateway leading out onto a pedestrian access.



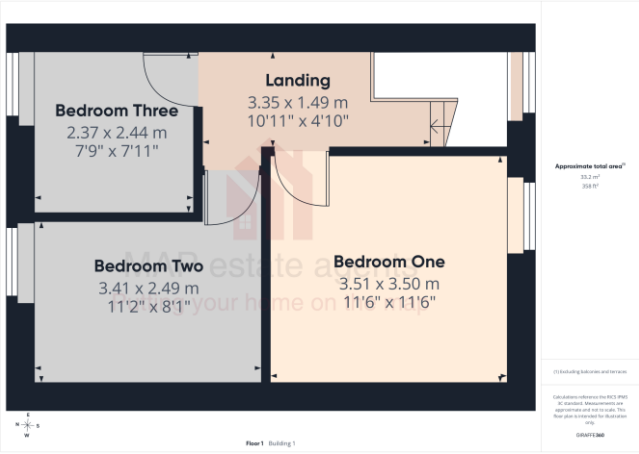
SERVICES

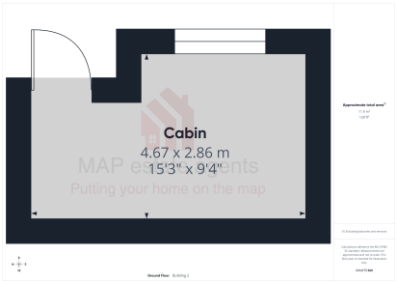
The property benefits from mains water, mains electricity, mains gas and mains drainage.

AGENT'S NOTE

Please be advised the Council Tax band for this property is band 'A'.







MAP's top reasons to view this home

- Terraced family size house
- Three bedrooms
- Bay windowed lounge
- Dining room
- Fitted kitchen
- Ground floor bathroom
- Modern gas central heating
- uPVC double glazing
- Parking to front for four plus cars
- Attractive enclosed rear garden with home office

sales@mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

MAP estate agents Putting your home on the map | PrimeLocation.com | The Property Ombudsman | rightmove | Zoopla.co.uk | facebook | twitter