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**Wellington Road,  
Camborne  
£175,000  
Freehold**





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## **Property Introduction**

**CALLING ALL CASH BUYERS!!!**

An opportunity to purchase this grand semi-detached family home located within a short walking distance to the town centre and its many amenities.

Due to mundic being located in the property, this property is only suitable for cash buyers. Internally, this period property offers generous accommodation comprising of a lounge, dining room, conservatory, kitchen, utility/shower room and bathroom, while to the first floor are three bedrooms. The property has the benefit of double glazed windows along with a gas fired central heating system.

Externally, off-road parking is found adjacent to the property for two vehicles, while to the rear is an enclosed garden with two useful outbuildings.

## **Location**

Camborne is a popular town steeped in a rich industrial history with the town centre offering a number of retail outlets along with a mainline Railway Station.

Out-of-town supermarkets are also within a reasonable distance as well as both primary and secondary schools. Nearby, and popular for families wanting to explore the countryside, is Tehidy Woods - this also acting as a gateway to the majestic North Cliffs and the coastal path. Porthtowan, Portreath and Gwithian are known for their excellent surfing beaches, while the more sheltered south coast is not too far to travel being, being popular for water sports such as kayaking and paddleboarding.

The city of Truro lies approximately twelve miles distant with its three-spired cathedral and is also home to the Hall for Cornwall.

## **ACCOMMODATION COMPRISES**

Double glazed door to:-

### **ENTRANCE PORCH**

Tiled flooring. Half glazed door to:-

### **ENTRANCE HALLWAY**

Staircase to first floor, tiled flooring and understairs storage cupboard. Radiator.

### **LOUNGE 13' 2" x 10' 10" (4.01m x 3.30m) maximum measurements into bay, plus recesses**

Double glazed bay window to the front. Fireplace (we cannot confirm whether or not this functional) and radiator.

### **DINING ROOM 12' 4" x 11' 7" (3.76m x 3.53m) plus recesses**

uPVC double glazed door giving access to conservatory. Fireplace and radiator. uPVC double glazed door and windows.

### **KITCHEN 13' 0" x 10' 0" (3.96m x 3.05m) plus doorway recess**

uPVC double glazed window. Inset one and a quarter sink unit, a good range of base and wall-mounted storage cupboards, plumbing for dishwasher, recess for fridge and freezer, part tiling to walls, built-in cooker, hob with extractor fan over and tiled flooring.

### **UTILITY/SHOWER ROOM 8' 11" x 7' 8" (2.72m x 2.34m)**

uPVC double glazed window and door to the outside. Gas fired boiler, tiled flooring and shower cubicle. Doorway to:-

### **BATHROOM**

uPVC double glazed window to the side. Hand grip bath, pedestal wash hand basin, close coupled WC, part tiling to walls and tiled flooring. Radiator.

### **FIRST FLOOR LANDING**

uPVC double glazed window to the rear. Loft access. Doors off to:-

### **BEDROOM ONE 12' 8" x 9' 10" (3.86m x 2.99m)**

uPVC double glazed window to the rear. Radiator.

### **BEDROOM TWO 11' 9" x 10' 0" (3.58m x 3.05m)**

uPVC double glazed window to the front.

### **BEDROOM THREE 9' 3" x 7' 2" (2.82m x 2.18m)**

uPVC double glazed window to the front. Radiator.

### **OUTSIDE FRONT**

Immediately to the front of the property is a bricked driveway offering parking facilities for approximately two vehicles with a pedestrian wooden gate leading to the rear of the property. A wrought iron gateway gives access to a path leading to the front door.

### **REAR GARDEN**

The rear garden is enclosed and offers a good degree of privacy being paved. Walkway with an area of lawn with a variety of shrubs and trees, useful storage sheds, external water supply and gateway leading to the front.

### **SERVICES**

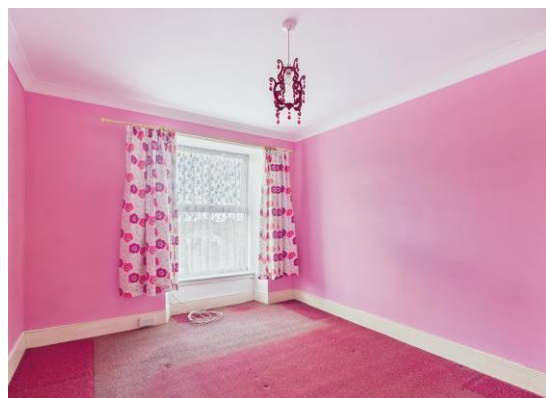
Mains drainage, mains water, mains electricity and mains gas.

### **AGENT'S NOTES**

The Council Tax Band for this property is Band 'C'. A copy of the mundic report is available from our office upon request.

### **DIRECTIONS**

Proceeding down Wellington Road, having turned right off Church Street, the property is located a short distance along on the right-hand side where a MAP 'For Sale' board has been erected for identification purposes. If using What3words:- lightly.whirlwind.painters



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71



## MAP's top reasons to view this home

- Semi-detached family home
- Ideal position for access to the town centre
- Three bedrooms
- Lounge, separate dining room
- Conservatory
- Kitchen, separate utility/shower room
- Ground floor bathroom
- Gas central heating, uPVC double glazing
- Driveway parking for two vehicles
- Cash purchasers only



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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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