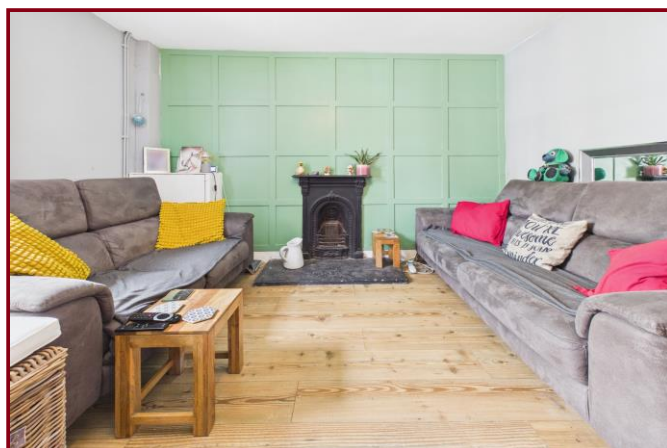




MAP estate agents
Putting your home on the map

**Centenary Street,
Camborne**

**Offers in the Region Of £200,000
Freehold**





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Property Introduction

A granite fronted three-bedroom terraced cottage with a generous rear garden and private parking for three to four cars.

The ground floor offers a cosy living room with a decorative Victorian fireplace and panelled wall, together with a spacious kitchen/diner opening directly onto the rear garden.

Upstairs are two double bedrooms, a single bedroom and family bathroom. The principal bedroom benefits from built-in wardrobes and a vanity area, while the landing provides a useful home office space.

Location

Centenary Street enjoys an extremely convenient central location, within a predominantly flat walk of Camborne town centre and its wide range of shops, supermarkets, cafés and everyday amenities. Both the bus station and railway station are also within easy walking distance, making this an excellent location for those who do not drive. Camborne railway station sits on the main Cornish line, providing connections throughout Cornwall and direct services to London Paddington. Families are particularly well catered for, with a good selection of primary and secondary schools within the surrounding area, several of which are within walking distance.

For those travelling by car, the property is well placed for access to the A30, providing straightforward links throughout Cornwall. Redruth is approximately a ten to fifteen minute drive away, whilst the cathedral city of Truro is around eleven miles away. Falmouth and Cornwall's gentler south coast can be reached by car in approximately thirty minutes. The spectacular North Cornish coastline is also within easy reach, with beautiful beaches, coastal walks and popular destinations including Portreath, Gwithian and Porthtowan all just a short drive away.

ACCOMMODATION COMPRISES

Composite entrance door opening to:-

ENTRANCE HALL

Original tiled flooring, carpeted stairs rising to the first floor with traditional balustrade. Open doorway leading into the kitchen/diner and door opening through to the:-

LIVING ROOM 11' 9" x 10' 7" (3.58m x 3.22m)

A cosy living room with decorative feature Victorian fireplace and wood-clad feature wall. UPVC double-glazed window overlooking the front with a pretty window seat below, carpeted flooring and radiator.

KITCHEN/DINER 15' 1" x 11' 8" (4.59m x 3.55m)

A spacious kitchen/diner boasting uPVC double-glazed French doors opening onto the rear garden and deck. A range of modern wall and base units with worktops over, integrated double oven and gas hob with extractor over. Space for a freestanding fridge/freezer, washing machine and dishwasher. Ample space for a dining table and chairs. uPVC double glazed window, wood effect flooring and radiator.



FIRST FLOOR LANDING

Carpeted landing with doors leading off to the three bedrooms and bathroom, access hatch to the loft and a useful recess currently utilised as a home office with fitted desk.

PRINCIPAL BEDROOM ONE 11' 8" x 8' 10" (3.55m x 2.69m)

A generous double bedroom with carpeted flooring, radiator and large uPVC double glazed window looking out to the rear garden. Ample space for a double bed and benefiting from built-in wardrobes running along one side and a built-in vanity desk with storage below to the other. Carpeted flooring and radiator.



BEDROOM TWO 11' 11" x 9' 2" (3.63m x 2.79m)

A generous double bedroom to the front elevation. Ample space for a double bed, wardrobes and additional bedroom furniture. Carpeted flooring, radiator and uPVC double glazed window.

BEDROOM THREE 8' 11" x 7' 2" (2.72m x 2.18m) L-shaped, maximum measurements

A single bedroom with carpeted flooring, radiator and uPVC double glazed window. Space for a single bed. This room houses the bulk head of the stairs.



BATHROOM

Tiled floor to ceiling with a full length bath with tap fed shower head over, low level wash basin and WC. Chrome heated towel rail, vinyl flooring and uPVC opaque double glazed window.

GARDEN

uPVC double glazed French doors from the kitchen/diner open onto a decked patio with steps leading up to a long lawned garden. The garden is private and enclosed by fencing and Cornish hedging to the sides with a pathway leading to the rear. A wooden gate provides access to private parking for three to four cars.

SERVICES

Mains gas, mains water and drainage and mains electricity.

AGENT'S NOTES

The property is Council Tax Band B. Please note, the vendors have found an onward purchase which is vacant and would therefore be the end of the chain.

DIRECTIONS

From our office at Barncoose Gateway Business Centre, turn onto Wilson Way and proceed towards the A3047. At the junction, turn right onto the A3047 and continue towards Camborne, passing through Pool. Continue straight ahead through the traffic lights and follow the road into Camborne. Proceed towards the town centre, continuing onto Trelowarren Street. Towards the upper end of Trelowarren Street, turn right into Centenary Street, where the property can be found along on the left-hand side. The parking can be found to the rear. Drive up Carnarthen Road and take the first right hand turn where you will find the private parking. Please park here for viewings. The what three words is for the private parking to the rear. If using What3words:- sparkle.marginal.correctly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(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 cottage
- Three bedrooms
- Driveway parking for three cars
- Modern kitchen/diner
- Cosy living room
- Beautiful tiled hallway
- Walking distance to the town
- Decorative Victorian fireplace
- Gas central heating
- Council Tax band 'B'



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)

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