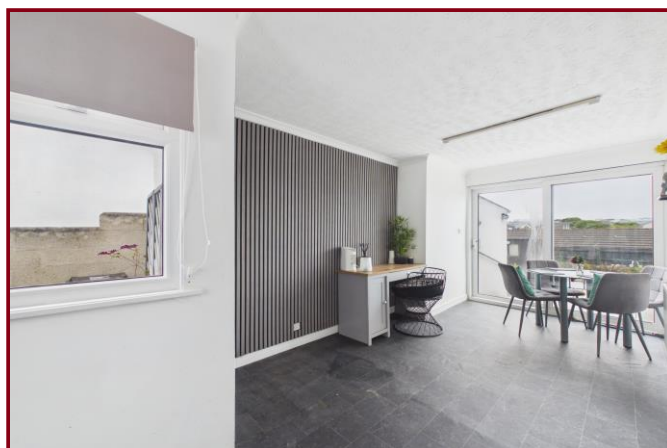




MAP estate agents
Putting your home on the map

**Westborne Road,
Camborne**

**£330,000
Freehold**





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Camborne**

£330,000

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Property Introduction

Extended in recent years to offer generous living accommodation, this detached bungalow has recently been updated and is being offered for sale chain free. Benefiting from two double size bedrooms, there is a dual aspect lounge and a dining/sun room with patio doors opening on to the recently landscaped rear garden. The kitchen has been remodelled with a range of handleless door units in a contemporary style and there is a remodelled shower room again in a contemporary style. The property benefits from double glazing, the majority of which was installed in 2025 and a gas central heating system. The bungalow occupies a generous plot, there is driveway parking in front of the attached garage and the rear garden, which must be considered a major feature of this bungalow, has been landscaped with an extensive patio ideal for outside entertaining, lawns and a raised ornamental fishpond. In summary, an attractive bungalow ideal for retired persons or those with a younger family. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The bungalow is conveniently located for access to Camborne town centre which is within a virtually level walk. Camborne offers an eclectic mix of both local and national shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and the A30 trunk road can be accessed within half a mile.

The county town of Truro is within twelve miles and Falmouth on the south coast, which is Cornwall's university town, is within a similar distance. The north coast at Portreath, which is noted for its sandy beach and active harbour, is within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

L-shaped with laminate flooring and a radiator. Doors open off to:-

LOUNGE 14' 11" x 12' 1" (4.54m x 3.68m)

A dual aspect lounge with double glazed windows to the front and side. Radiator.

KITCHEN 16' 11" x 9' 10" (5.15m x 2.99m) maximum overall measurements

Double glazed window to the rear overlooking the garden. Recently remodelled with a range of eye level and base

contemporary style units having handleless doors and with adjoining 22mm laminate square edge working surfaces with an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in electric oven with five ring ceramic hob and cooker hood over, space and plumbing for automatic washing machine and space for tumble dryer. Integrated dishwasher, laminate flooring and two door storage cupboard incorporating a 'Baxi' combination gas boiler. Laminate flooring and radiator.

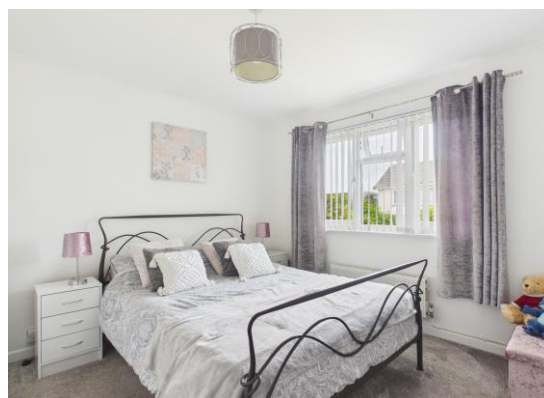
DINING/SUN ROOM 18' 7" x 8' 2" (5.66m x 2.49m) maximum overall measurements

Double glazed door to the front and double glazed sliding patio doors opening on to the rear garden. Radiator.



BEDROOM ONE 18' 5" x 10' 9" (5.61m x 3.27m) maximum overall measurements

Double glazed window to the rear. This room has been extended and is of a generous size with a wide archway dividing the room forming a dressing area. Built-in two door wardrobe and radiator.



BEDROOM TWO 11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to the front and radiator.

SHOWER ROOM

Double glazed window to the rear. Again recently remodelled in a contemporary style with a close coupled WC, vanity wash hand basin with mixer tap and storage beneath and oversized doorless entry shower enclosure with electric shower. Shower panelling to walls and radiator.



OUTSIDE FRONT

To the front the garden is enclosed, largely lawned with a driveway leading to the garage giving parking for three vehicles. Pedestrian access to the side. External water supply.

GARAGE 17' 9" x 9' 9" (5.41m x 2.97m) maximum measurements

Up and over door having power and light connected.

REAR GARDEN

The rear garden is enclosed, of a generous size and has recently been landscaped. There is an extensive patio immediately to the rear of the property which is ideal for outside entertaining and there is also a base for a hot tub. The garden is largely lawned and interspersed with gravelled areas with mature shrub planting and there is a raised ornamental fishpond set to one side. External water supply.



AGENT'S NOTE

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

SERVICES

The property benefits from mains gas, mains metered water, mains drainage and mains electric.

DIRECTIONS

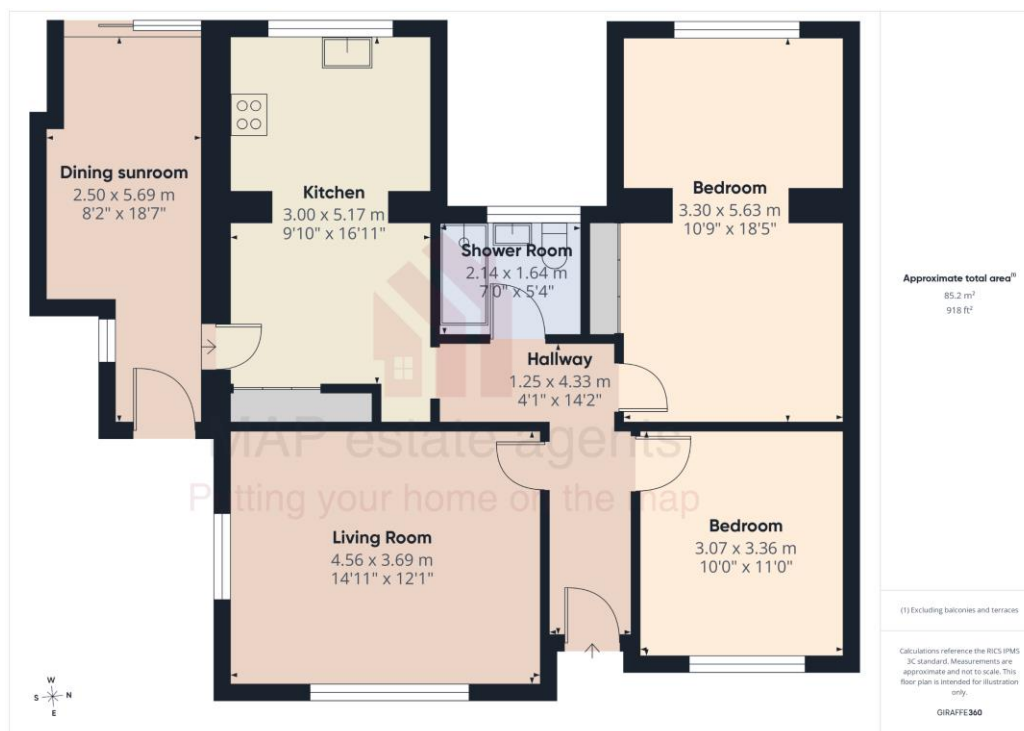
Leaving Camborne with Camborne Parish Church on your left hand side, continue straight ahead into College Street and then take the turning right by Camborne Business Centre into Weeth Lane, take second turning left into Mitchell Road and then take the second turning right into Westborne Road where the property will be identified on the left hand side. If using What3words:- evoke.hinders.bulky

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(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

- Extended detached bungalow
- Two double size bedrooms
- Dual aspect lounge
- Dining/sun room
- Refitted contemporary style kitchen
- Remodelled shower room
- Gas central heating
- uPVC double glazing installed 2025
- Generous landscaped rear garden
- Chain free sale



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