



MAP estate agents
Putting your home on the map

**Carnarthen Street,
Camborne**

**£299,950
Freehold**





**Carnarthen Street,
Camborn,**

£299,950 Freehold

Property Introduction

This superb family home has been sympathetically updated by our vendors and now offers a warm and inviting home. On opening the front door there is a lounge which features a wood burning stove, one will find a separate dining room and the kitchen has been remodelled with attractive 'Shaker' style units featuring integrated appliances. On the first floor there are three bedrooms and a bathroom. Gas central heating is installed as are uPVC double glazed windows throughout. The enclosed rear garden is largely lawned with a generous slate patio ideal for outside entertaining and with attractive mature borders. Leading from the formal garden there is a 'Powerhouse' home office summerhouse which has power and light connected. A unique feature of this property, which will appeal to many purchasers, is the large garage/workshop to the rear which has many potential uses and from the garage there is further parking for three/four vehicles. In summary, a superb family home with the added benefit of a garage/workshop, home office and parking. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is only minutes' level walk from Tesco edge of town supermarket and within walking distance of the town which provides a variety of shops, pharmacies and doctors surgery. Camborne benefits from a mainline railway station which connects with London Paddington and the north of England, there is schooling for all ages within the town with the Nexus School of Science only a short walk from the property.

The A30 is easily accessible providing transport links to Truro and beyond and the incredible beaches of the north coast, such as Perranporth, Porthtowan and St Ives are all reachable within a twenty minute drive.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

LOUNGE 17' 10" x 12' 8" (5.43m x 3.86m) maximum measurements

uPVC double glazed window to the front. An attractive room featuring a wood fire surround with slate hearth and tiled back housing a wood burning stove. Picture rail. Two radiators and laminate flooring. Stairs to first floor with cupboard under, glazed door opening to:-

DINING ROOM 16' 6" x 8' 11" (5.03m x 2.72m)

uPVC double glazed window to the rear. Laminate flooring, inset spotlighting and radiator. Squared archway through to:-

KITCHEN 12' 9" x 9' 0" (3.88m x 2.74m)

uPVC double glazed window to the rear and uPVC double glazed door to the side. Recently remodelled with a 'Shaker' style range of base and eye level units with adjoining thin square edge resin working surfaces and incorporating a colour coordinated one and a half bowl sink unit with mixer tap. Focusing on a 'Rangemaster' three door oven with six gas burner hob and with a stainless steel hood over. Integrated double height fridge, space for automatic washing machine and ceramic tiled splashbacks. Radiator and vinyl flooring. Inset spotlighting.

FIRST FLOOR LANDING

A central split level landing with access to loft space and with vent for Positive Pressure Ventilation System. Doors off to:-

BEDROOM ONE 12' 6" x 7' 10" (3.81m x 2.39m)

uPVC double glazed window to the front. A double size bedroom with four sliding door mirror fronted wardrobe and radiator.

BEDROOM THREE 9' 4" x 7' 6" (2.84m x 2.28m) L-shaped maximum measurements

uPVC double glazed window to the front. A small double size bedroom with radiator.

BEDROOM TWO 8' 10" x 8' 8" (2.69m x 2.64m) plus door recess

uPVC double glazed window to the rear. A double size bedroom with two mirror fronted sliding door wardrobe radiator.

BATHROOM

uPVC double glazed window to the rear. Fitted with a pedestal wash hand basin, low level WC and panelled bath with plumbed shower over. Extensive ceramic tiling to walls and radiator.

OUTSIDE REAR

The rear garden is enclosed, largely lawned and safe and secure for children and pets. Immediately to the rear of the property is an extensive slate patio ideal for outside entertaining and there are mature shrub borders which include succulent plants and give the area a 'Mediterranean' feel. Door to:-

REAR YARD

External water supply and featuring a:-

'POWERHOUSE' HOME OFFICE SUMMERHOUSE 14' 10" x 12' 11" (4.52m x 3.93m)

Power and light connected. Double glazed windows to the front and double glazed window to the side and double glazed French doors opening to the front.

From the rear yard there is access to a:-

DETACHED GARAGE/WORKSHOP 21' 7" x 19' 8" (6.57m x 5.99m)

uPVC double glazed door opening on to the rear yard and with uPVC double glazed window to the side. The garage/workshop has an electric roller door opening on to the parking space, there is power, light and water connected. Beyond the garage there is parking for three/four cars.

SERVICES

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

AGENTS' NOTE

Please note the Council Tax band for the property is band 'B'.

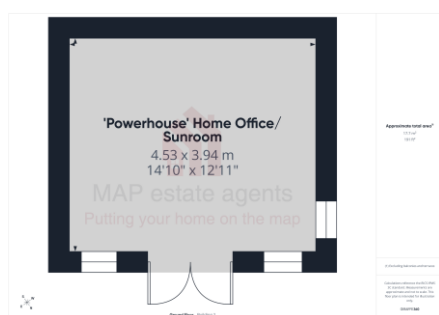
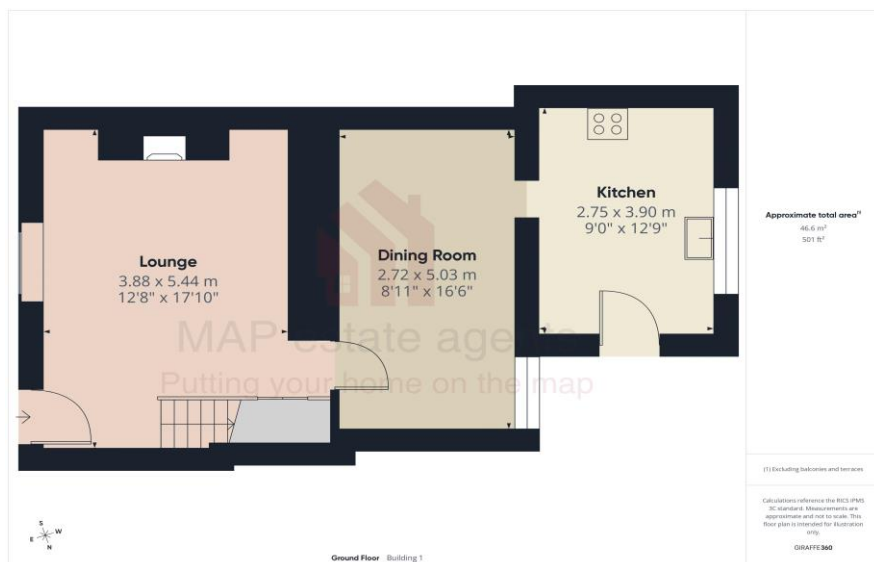


Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		65	79
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Character end terrace house
- Three bedrooms
- Lounge with wood burner
- Lovely dining room
- Remodelled kitchen with appliances
- First floor bathroom
- Fully double glazed and gas central heating
- Enclosed attractive garden to rear
- Large garage workshop and generous parking to rear
- Viewing essential to appreciate the accommodation on offer



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)

sales@mapestateagents.com

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.