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**Carnarthen Street, Camborne,**

**Guide Price £180,000**

**Freehold**





## Carnarthen Street, Camborne

**Guide Price £180,000 Freehold**

### Property Introduction

This generous three-bedroom family home with garage and parking occupies a quiet residential position and has remained within the same family for over 60 years. Offered to the market chain free it presents an excellent opportunity for buyers seeking a home they can update, grow into and make their own. Whilst requiring a programme of improvement, the property offers spacious accommodation throughout, including two well-proportioned reception rooms, a separate entrance hallway, a spacious kitchen, ground floor WC and a rear porch. The first floor is just as spacious with two double bedrooms, a good-sized single bedroom, and a family bathroom. The property also benefits from a recently installed gas boiler and recent roof repairs, providing reassurance whilst further improvements are undertaken

The lovely garden is south-west facing getting plenty of sun in the afternoon/early evening and the patio provides the perfect spot for a table and chairs. Benefitting from rear access.

Viewing is strongly recommended and we believe with its generous room proportions, popular residential location and scope for further enhancement, this property is ideally suited to families or those looking to create a long-term home tailored to their individual needs. Offering the space and flexibility to adapt as circumstances change.

### Location

Only a few minutes flat walk to the supermarket and within walking distance to the town centre which provides a variety of shops, pharmacies, bank and cafes as well as two doctor surgeries. Camborne train station is just a couple of minutes' walk away providing mainline routes to London Paddington as well as there being frequent buses from close by bus stops. You are spoilt for choice with schooling options which can also be accessed by foot with the Nexus school of science only a few minutes away as well as a number of primary schools. The A30 is easily accessible providing quick links to Truro and beyond and the incredible beaches of the North Coast such as Perranporth, Porthtowan and St Ives are all reachable within twenty minutes.

### ACCOMMODATION COMPRISES

uPVC door with stained glass opening to :-

#### PORCH

Tiled floor and wooden door with multiple opaque glass panels leading into :-

#### HALLWAY

Carpeted flooring, open doorway and a step down takes you into the dining room and a door open into the :-

#### LOUNGE 14' 3" x 12' 2" (4.34m x 3.71m)

Large uPVC double-glazed window to the front, complete with deep window sills. Covered fireplace with decorative mantel and slate hearth. Alcoves to either side feature half-height storage cupboards. Coving, radiator and carpeted flooring.

## DINING ROOM 15' 10" x 11' 6" (4.82m x 3.50m)

A particularly impressive reception room featuring a decorative stone hearth with wooden mantel and cladding above. Mirroring the living room, there are recessed alcoves to either side, providing storage. The room houses the carpeted staircase rising to the first-floor accommodation. Two uPVC double-glazed windows overlook the patio and rear garden. Exposed beams, radiator, carpeted flooring, and a wooden door with glazed panels opening into the kitchen.

## KITCHEN

Base-level units running along both sides of the room with tiled splashbacks, stone-effect composite worktops and Stone-effect vinyl flooring. One-and-a-half bowl stainless steel sink with mixer tap over. Spaces for an oven, washing machine and fridge freezer. A handy breakfast bar provides the perfect spot for stools with eye level units to one side. Large uPVC double-glazed window overlooking the patio and opening into the rear porch. Radiator.

## REAR PORCH

Tiled flooring, door leading to the Ground Floor WC, and a uPVC double-glazed door with opaque glazing opening onto the patio.

## GROUND FLOOR WC

Fitted with a traditional Victorian-style WC with high-level cistern. Floor-to-ceiling tiling, lino-effect tiled flooring, radiator, and a uPVC double-glazed window with opaque glazing.

## FIRST FLOOR LANDING

A carpeted, multi-level landing with radiator. The first section provides access to Bedroom two and the family bathroom. Two steps lead up to a secondary landing with doors opening to the master bedroom and bedroom three.

## MASTER BEDROOM 12' 8" x 9' 7" (3.86m x 2.92m)

A spacious double bedroom positioned to the front elevation. uPVC double-glazed window, carpeted flooring, radiator, and built-in double fronted wardrobe space with hanging rails.

## BEDROOM TWO 11' 9" x 8' 7" (3.58m x 2.61m)

Positioned to the rear elevation with views over the garden. uPVC double-glazed window, carpeted flooring, radiator, slight pitched ceiling, and secondary access hatch to the loft. A comfortable double bedroom.

## BEDROOM THREE 9' 6" x 6' 11" (2.89m x 2.11m)

A single bedroom, ideal as a child's room, home office or guest bedroom. uPVC double-glazed window to the front elevation, radiator, carpeted flooring, and access hatch to the loft.

## FAMILY BATHROOM

Comprising a deep-set bath, Saniflow WC and wash hand basin. Heated towel rail and uPVC double-glazed window with opaque glazing. A double-fronted cupboard provides useful storage space for towels and household items as well as housing the gas fired boiler which is approximately 3 years old. Internal window with opaque glass through to the stairwell. Tiled effect vinyl flooring.

## REAR GARDEN

Accessible via the rear lane and also from the rear porch you have a spacious paved patio perfect for a set of tables and chairs. From the patio a pathway takes you down to the private parking to the rear and garage. The garden is mainly laid to lawn with planted borders. The garden is south-west facing meaning you will get the sun in the afternoon and evening.

## GARAGE 15' 3" x 9' 4" (4.64m x 2.84m)

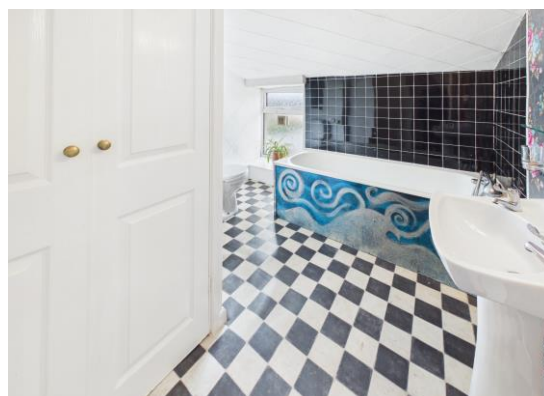
Up and over door and two windows. Parking in front for 1/2 cars as well as plenty of on street parking.

## AGENT'S NOTE

Please be advised the council banding for the property is 'B'

## SERVICES

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

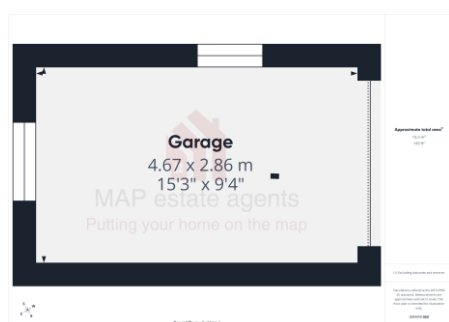
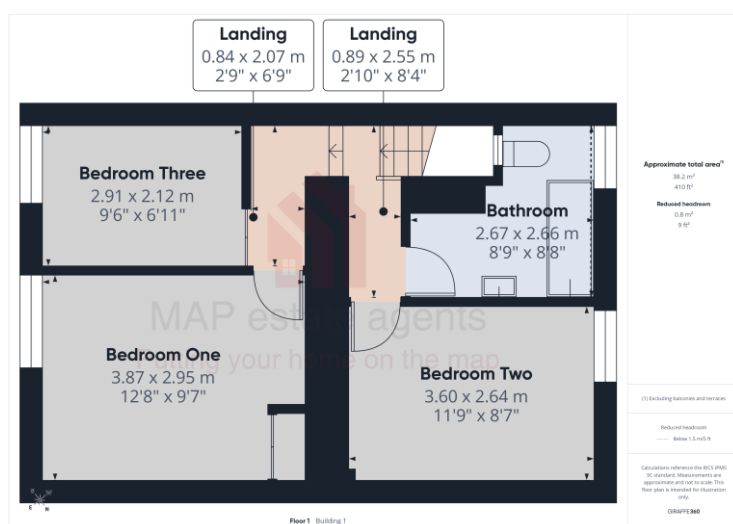
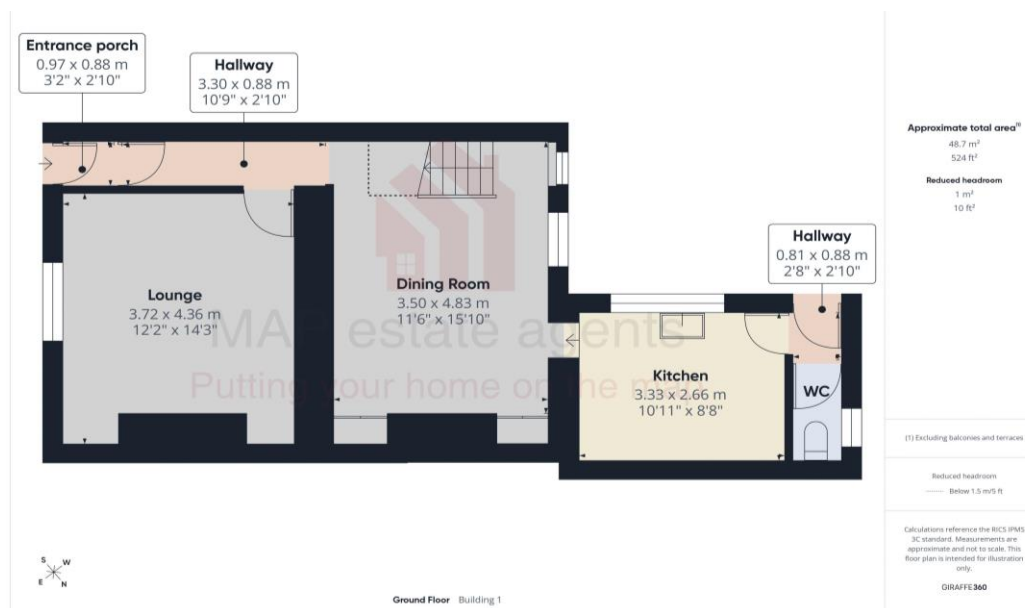


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Chain free
- Quiet residential location
- Two reception rooms
- Three bedrooms
- Parking and garage
- Council Tax band 'B'
- Gas central heating
- Ground floor WC
- First floor bathroom
- South-West facing garden



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