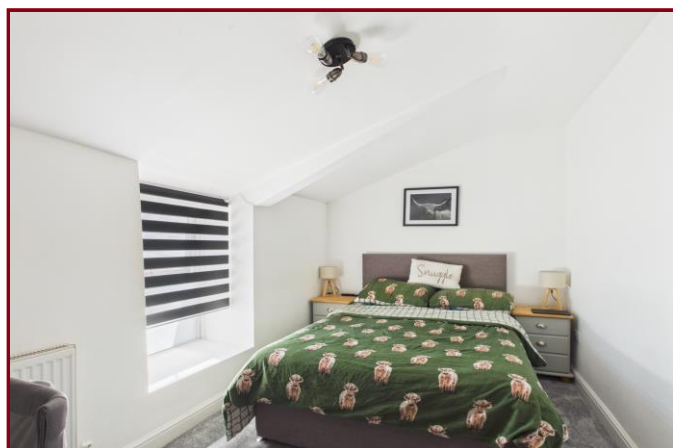




MAP estate agents
Putting your home on the map

**College Street,
Camborne**

**Guide Price £200,000
Freehold**





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Camborne**

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Property Introduction

This two bedroom terraced cottage is conveniently located giving level access to local amenities with a garage and parking.

At ground floor level, there is semi-open-plan living arrangement and the family bathroom with two generous bedrooms is situated on the first floor. The property is double glazed and warmed via gas central heating supplying radiators.

To the outside, there is a courtyard style garden with covered drying area to the rear. Beyond this, there is a garage and off-road parking for three cars in tandem.

We feel the property makes a fantastic first-time purchase and recommend viewing at the earliest opportunity.

Location

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both local and national shopping outlets, there are banks and a mainline Railway Station with direct links to London Paddington and the north of England.

The A30 trunk road can be accessed within half a mile and within twelve miles is the county town of Truro which is the shopping centre for Cornwall. Falmouth, which is Cornwall's university town, is within a similar distance. The north coast beaches of Portreath, Godrevy and Gwithian are all within six miles.

ACCOMMODATION COMPRISES

Double glazed panelled door to:-

OPEN-PLAN LOUNGE/KITCHEN 16' 8" x 13' 11" (5.08m x 4.24m) plus recesses LOUNGE AREA

Double glazed window to the front. Wall-mounted electric fire. Recesses with built-in cupboards and understairs storage cupboard. Stairs rising to the first floor, laminate flooring and radiator.

KITCHEN AREA

Double glazed window to the rear. Fitted with a matching range of white wall and base cupboards having adjoining high gloss working

surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Space for cooker with extractor fan above, space for fridge/freezer, laminate flooring and radiator. Door to:-

REAR LOBBY

Double glazed panelled door to the rear. Door to:-

GROUND FLOOR BATHROOM

Obscure glass double glazed window to the rear. Fitted with a white suite comprising of a panelled bath with mains fed shower and screen over, close coupled WC, wash hand basin and vanity unit. Heated towel rail and built in cupboards housing gas combination boiler.

From the lounge/kitchen, stairs to:-

FIRST FLOOR LANDING

Double glazed window to the front. Access to loft space. Doors off to:-

BEDROOM ONE 13' 2" x 7' 7" (4.01m x 2.31m)

Double glazed window to the rear. Built-in wardrobe and radiator.

BEDROOM TWO 9' 5" x 8' 3" (2.87m x 2.51m)

Double glazed window to the front. Radiator.

OUTSIDE

To the rear of the property, there is a courtyard style garden enclosed by walling and fencing. The garden incorporates a useful covered drying area and an outbuilding with plumbing for an automatic washing machine. At the end of the courtyard there, is a courtesy door to:-

GARAGE 13' 10" x 8' 3" (4.21m x 2.51m)

Electric roller door and power and light connected. In front of the garage, one will find driveway parking for three cars in tandem.

SERVICES

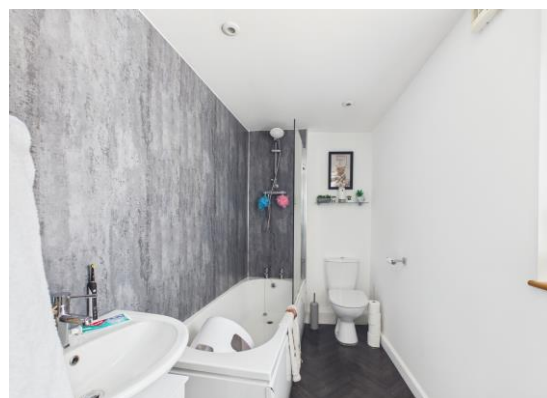
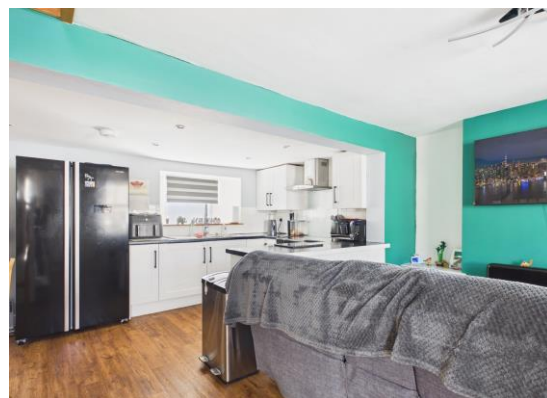
Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property Band 'A'.

DIRECTIONS

From Camborne Church, head out of town into College Street where the property will be identified on the left-hand side. If using What3words: works.indoor.ourselves

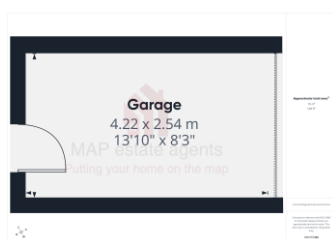
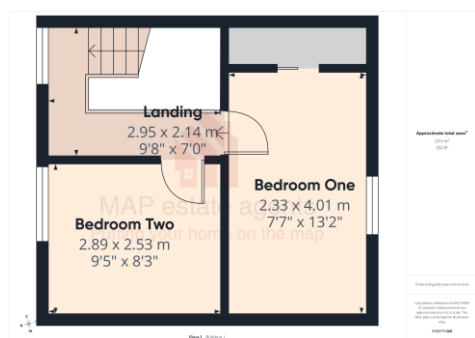


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Two bedrooms
- Open-plan lounge/kitchen
- Ground floor bathroom
- Rear courtyard garden
- Garage
- Off-road parking for three cars
- Double glazing
- Gas central heating, close to town centre



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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