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**Basset Street,
Camborne**

**Guide Price £350,000
Freehold**





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Property Introduction

This most spacious, well presented semi-detached Victorian home is situated within a short walking distance from the town's amenities and transport links.

The layout of the accommodation lends itself well to day-to-day family living. The ground floor boasts two reception rooms, a striking re-fitted kitchen and a most generous principal bedroom with en-suite facilities and access to the garden. On the first floor, one will find three further double bedrooms and a remodelled family bathroom.

To the outside, there is a large garden which is level and enclosed making it ideal for those with children and pets. To one side of the garden, there is a detached garage and off-road parking for three cars. The property has planning consent for a detached annexe for ancillary accommodation (Planning Ref PA23/06071).

Viewing this superb property is strongly recommended.

Location

The property is situated within a virtually level short walking distance to the town centre which provides a variety of shops, pharmacies, banks and cafes along with two doctor's surgeries.

Camborne Railway Station is just a couple of minutes' walking distance providing mainline links to both London Paddington and the north of England as well as there being frequent buses from the nearby bus stops. One will be spoilt for choice with schooling options which can also be accessed on foot with the Nexus school of science only a few minutes away as well as a number of primary schools.

The A30 trunk road is easily accessible providing quick and easy 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

Panel front door opening to:-

ENTRANCE VESTIBULE

Original tiled flooring and cupboard housing consumer unit. Glazed panel door with side panel to:-

ENTRANCE HALL

Original tiled flooring and stairs rising to first floor. Radiator. Doors off to:-

LOUNGE 17' 7" x 11' 2" (5.36m x 3.40m) maximum measurements into bay window

Double glazed bay window to the front. Television point and radiator. Door to:-

REAR HALLWAY

Built-in storage cupboard. Door to:-

PRINCIPAL BEDROOM ONE 18' 7" x 8' 8" (5.66m x 2.64m)

Double glazed door to the garden and two double glazed windows to the side. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Obscure glass double glazed window to the side. Fitted with an independent shower cubicle with glazed screen housing electric shower unit, close coupled WC, vanity wash hand basin and heated towel rail.

Returning to entrance hall, further doors to:-

DINING ROOM 13' 2" x 8' 0" (4.01m x 2.44m) max measurements

Double glazed window to the rear. Exposed floorboards and radiator.

KITCHEN 13' 9" x 12' 11" (4.19m x 3.93m) maximum measurements, irregular shape

Double glazed panel doors to either side. Fitted with a sleek range of matching white wall and base having attractive working surfaces over and complementary wall tiling. Built-in eye level double oven, six burner gas hob with extractor over, laundry cupboard with space and plumbing for washing machine and space for tumble dryer, breakfast bar and space for fridge/freezer. Radiator.

Returning to entrance hall, balustraded stairs lead to:-

FIRST FLOOR LANDING

Doors off to:-

BATHROOM

Obscure glass double glazed window to the rear. Fitted with a modern white suite comprising of a panel bath with mains fed shower over, concealed cistern WC, vanity wash hand basin and heated towel rail.

BEDROOM TWO 15' 3" x 11' 3" (4.64m x 3.43m) maximum measurements into bay window

Double glazed bay window to the front. Radiator.

BEDROOM THREE 16' 4" x 11' 4" (4.97m x 3.45m) max. measurements

Double glazed window to the side. Radiator.

BEDROOM FOUR 12' 0" x 6' 11" (3.65m x 2.11m)

Double glazed window to the front. Access to loft space and radiator.

OUTSIDE

To the front of the property, there is herringbone paved courtyard garden enclosed by panelled fencing. To the side of the property, there is a large level garden which is mainly laid to lawn and features a generous decked seating area ideal for al fresco dining. In the corner of the garden, there is a courtesy door to:-

DETACHED GARAGE 18' 0" x 9' 9" (5.48m x 2.97m)

Up-and-over door and window to the front. In front of the garage, there is an off-road parking area providing parking for three cars.

SERVICES

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

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Deceptively spacious family home
- Four bedrooms
- Large enclosed garden
- Garage
- Driveway parking for three vehicles
- Principal ground floor bedroom with en-suite shower room
- First floor family bathroom
- Close to amenities
- Gas central heating
- Double glazing, planning consent for detached annexe



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

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