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**Treloar Warren Street,
Camborne**

**£145,000
Leasehold**





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Property Introduction

Situated close to the centre of the town, this ground floor two bedroom apartment offers spacious living which has been decorated to a good standard and offers a light and airy living environment.

In addition to the two bedrooms, there is an enclosed garden at the rear which offers a high level of privacy and parking is available for two cars. The accommodation comprises of a lounge, kitchen/diner, two bedrooms (one of which overlooks the garden) and a remodelled shower room. The rear garden has a lawn and deck which can be accessed from either the kitchen or the second bedroom. The property benefits from part double glazing (the front elevation being single glazed due to its location within a Conservation Area) whilst the rear is fully double glazed. Heating is provided by a gas fired central heating boiler supplying radiators.

The two parking spaces can be accessed via Adelaide Street and are a huge bonus for this part of the town centre.

Ideal for a first-time buyer or indeed someone looking for an investment vehicle, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The property is within a level walk of the town centre, Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living and there is a mix of both local and national shopping outlets to include a Post Office together with a mainline Railway Station which has direct links to London Paddington and the north of England.

The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall, is within thirteen miles and the north coast at Portreath is within five miles.

Falmouth on the south coast, which is Cornwall's university town is within twelve miles distant.

ACCOMMODATION COMPRISES

Front entrance door opening to:-

LOUNGE 12' 1" x 11' 8" (3.68m x 3.55m)

Window to the front with tongue and groove half height panelling with shutters above. A light and bright room with a door opening off to:-

HALLWAY

Doors off to:-

SHOWER ROOM

Recently remodelled with an oversize shower enclosure featuring a rain head shower, close coupled WC and vanity wash hand basin with mixer tap. Towel radiator.

BEDROOM ONE 10' 3" x 9' 11" (3.12m x 3.02m) plus recesses

uPVC double glazed window to the rear overlooking the garden. High ceiling and radiator.

KITCHEN/DINER 14' 3" x 7' 7" (4.34m x 2.31m)

uPVC double glazed door opening to the garden and a uPVC double glazed window to the side. Featuring a range of eye level and base units having adjoining wood working surfaces and incorporating a Belfast sink unit and drainer. Space for fridge and oven with stainless steel extractor hood above. Wall-mounted 'Vaillant' gas combination boiler, ceramic tiled flooring and large under stairs storage cupboard. Radiator.

BEDROOM TWO 14' 9" x 7' 8" (4.49m x 2.34m)

A dual-aspect room with a uPVC double glazed window to the side and a uPVC double glazed French doors opening to the garden. Radiator.

OUTSIDE REAR

The rear garden is enclosed, largely lawned with a deck and patio seating area and a range of mature flower beds. A pedestrian gate at the end of the garden opens to the parking space. External water supply.

PARKING

To the rear of the garden, one will find tandem parking for two vehicles which is accessed from Adelaide Street.

SERVICES

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

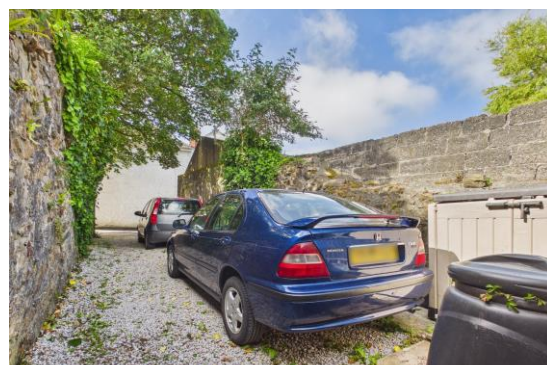
AGENT'S NOTE

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

The current lease, which is for 999 years, dates from 2023 and there is no annual service charge as any maintenance costs and insurance costs are shared between the ground floor and the first floor apartment. Likewise, there is no ground rent payable as both apartments own a 50% share of the Freehold.

DIRECTIONS

Passing 'Tesco' supermarket in Camborne on your left-hand side on the B3303, take the next turning into Albert Street, then left into North Parade and at the end of North Parade, turn left into Trelowarren Street where the property will be identified on the right-hand side. There are parking bays virtually opposite the property which can be used for viewing. If using What3words: years.flamenco.crowbar

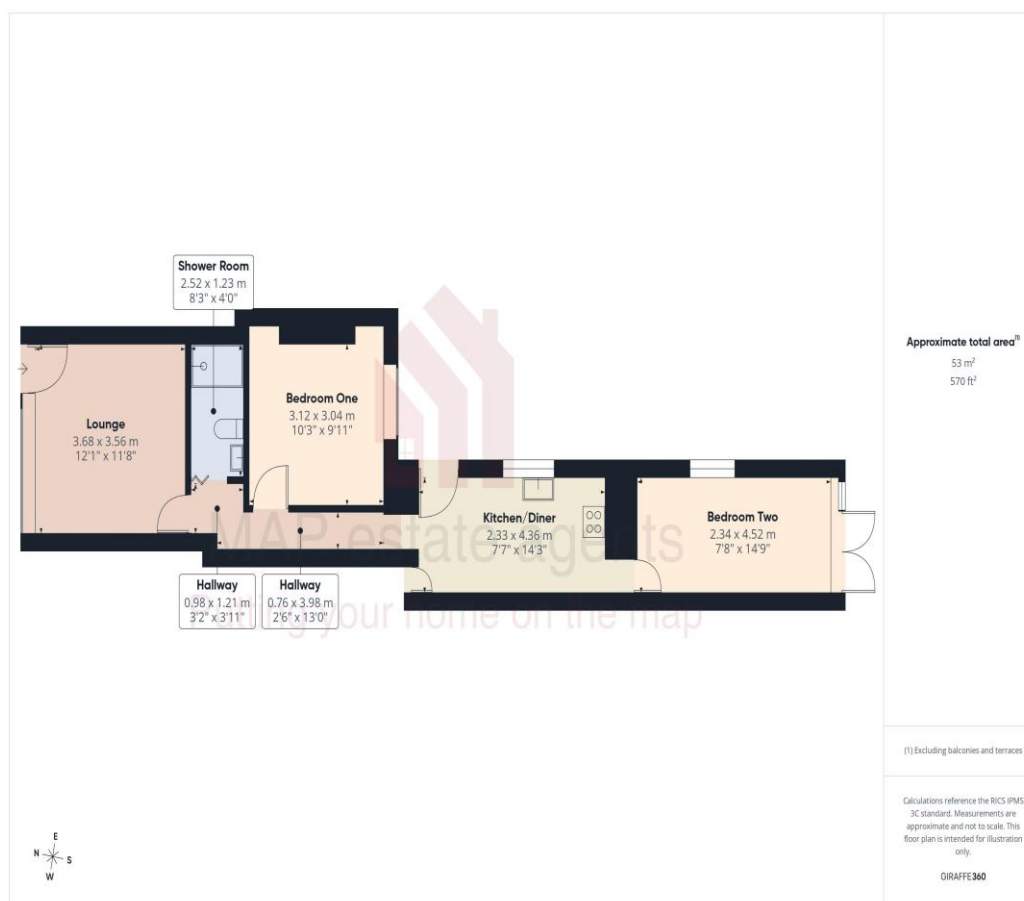


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Central Camborne location
- Ground floor garden flat
- Two double bedrooms
- Lounge
- Fitted kitchen/dining room
- Remodelled contemporary style shower room
- Partial double glazing
- Gas central heating
- Garden and parking to the rear
- Located within a Conservation Area



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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