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**Edward Street,
Tuckingmill, Camborne**

**£230,000
Freehold**





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Property Introduction

A traditional mid-terrace family home situated in a popular residential area in Camborne, benefiting from uPVC double glazed windows and doors along with an electric heating system.

Being offered for sale chain-free, this extended property presents itself as an ideal purchase for those buyers seeking a home close to the town and local amenities as well as access to the main A30 trunk road just a few moments away. The ground floor has a feature lounge with an open fireplace while the dining room has uPVC double glazed doors leading to the outside with the additional accommodation comprising of a kitchen and cloakroom, while to the first floor are three bedrooms and a family bathroom.

Externally, to the rear is an enclosed garden with access to a detached single garage.

Location

Camborne is a popular town which is rich in its industrial history with many historical buildings - a reminder of its mining heritage. The town centre has a good range of multiples along with other facilities, such as schools, out-of-town supermarkets and a leisure centre. Nearby is the popular Tehidy Woods with its acres of woodlands to explore with its meandering paths linking it to the majestic North Cliffs. From here can be enjoyed panoramic coastal views with pathways leading to surfing beaches, such as Gwithian, Porthtowan and Portreath.

The cathedral city of Truro lies approximately twelve miles distant being the main centre in Cornwall for business and commerce.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE HALLWAY

Staircase to first floor, understairs storage cupboard and electric wall-mounted heater. Doors off to:-

LOUNGE 12' 1" x 10' 5" (3.68m x 3.17m) plus recesses

uPVC double glazed window to the front. Open fireplace with wood mantel and slate hearth. Electric wall-mounted heater.

DINING ROOM 16' 5" x 8' 10" (5.00m x 2.69m) maximum measurements into recesses

uPVC double glazed French doors to the outside. Two wall recesses with wall lights and electric wall-mounted heater.

KITCHEN 12' 5" x 6' 10" (3.78m x 2.08m)

A galley style kitchen with a uPVC double glazed window to the side. Range of base and wall-mounted storage cupboards having a range of working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in cooker, hob, plumbing for automatic washing machine and plumbing for dishwasher. Tiled flooring and water heater. Door to:-

REAR ENTRANCE

uPVC double glazed door to the outside. Electric wall-mounted heater and built-in shelving. Door to:-

CLOAKROOM

Pedestal wash hand basin, close coupled WC and extractor fan.

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM TWO 11' 11" x 8' 4" (3.63m x 2.54m)

uPVC double glazed window to the front. Electric wall-mounted heater.

BEDROOM THREE 8' 11" x 7' 4" (2.72m x 2.23m) maximum measurements, L-shaped

uPVC double glazed window to the front. Electric wall-mounted heater.

INNER LANDING

Doors off to:-

BEDROOM ONE 10' 0" x 9' 10" (3.05m x 2.99m)

uPVC double glazed window to the rear. Electric wall-mounted heater.

BATHROOM

uPVC double glazed window to the rear. Pedestal wash hand basin, close coupled WC, panelled bath with shower tap attachment over, tiled surround and extractor fan.

OUTSIDE

Immediately to the rear, accessed from the dining room and the rear entrance is a concreted yard with a raised stone border and a variety of mature shrubs plus a useful external water supply. Steps ascend to a concreted pathway with a small lawn to the left with further shrubs, while to the right is paving which accesses an additional concreted area leading into the detached garage. From the rear garden is also a pedestrian gateway leading to the lane.

DETACHED GARAGE 16' 0" x 9' 1" (4.87m x 2.77m)

Power connected and single up-and-over door.

SERVICES

Mains drainage, mains water and mains electricity.

AGENT'S NOTE

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

DIRECTIONS

Proceeding down Tuckingmill, at the traffic lights, turn left taking the second turning on the left-hand side into Edward Street where the property will be identified a short distance along on the right-hand side. If using What3words: complies.vowed.spoken

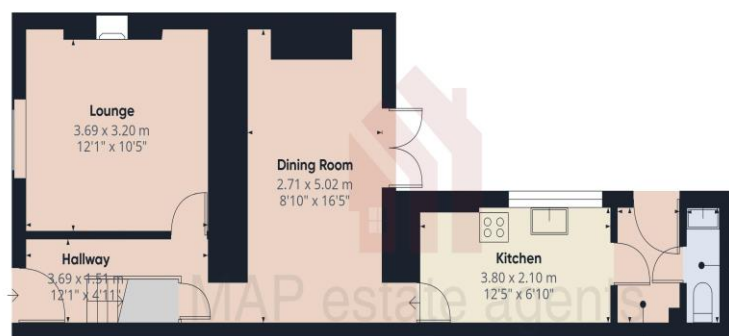


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		75
D (55-68)		
E (39-54)	46	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



MAP's top reasons to view this home

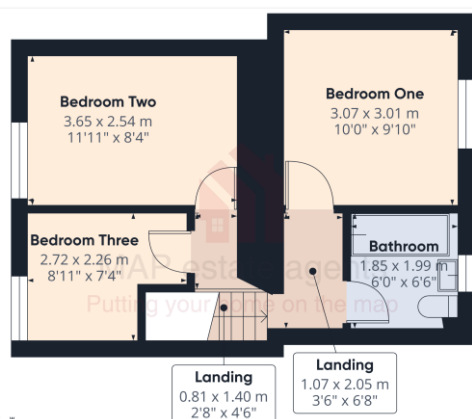
- Extended mid-terrace family home
- Three bedrooms
- Lounge with open fireplace
- Dining room with uPVC double glazed doors to the outside
- Ground floor cloakroom
- uPVC double glazed windows and doors
- Electric heating system
- Enclosed rear garden
- Detached single garage
- Offered for sale chain-free



Approximate total area⁽¹⁾
44.5 m²
479 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration



Approximate total area⁽¹⁾
31.19 m²
336.97 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration



Approximate total area⁽¹⁾
13.48 m²
145.61 ft²

(1) Excluding balconies and terraces

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01209 243333 (Redruth & Camborne)
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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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