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**Basset Street,
Camborne**

**£265,000
Freehold**





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Camborne
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Property Introduction

A beautifully presented, double fronted Victorian home which has undergone a series of improvements externally and internally including upgraded heating and a newly fitted kitchen and bathroom. The ground floor features a light hallway with an impressive living room featuring a large bay window with built-in seating, a period fireplace, a recessed wood burner and a slate hearth. The second reception room is currently utilised as a dining room, however with the kitchen also being able to accommodate a table this room can be used to suit your living needs. The kitchen/breakfast room features a newly fitted kitchen, with oak worktops and integrated appliances. The generous size allows space for a table. The family bathroom really is beautiful with its exposed A-frame ceiling, Victorian style sanitaryware and large P-shaped bath with shower over. You really are spoilt for choice for living accommodation this home with the addition of a conservatory looking out to the rear garden. The first-floor accommodation comprises of a spacious landing and three generous double bedrooms with the principal bedroom measuring over 13' x 11' and benefiting from a built-in wardrobe space and a large bay window flooding the room with light. The rear garden is terraced and arranged over three levels consisting of two patios and steps up to a lawn with mature trees providing privacy including a beautiful magnolia. To the rear there is also a greenhouse and a potting/storage shed.

Location

Situated within a virtually flat short 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

Composite door with opaque glass panels opening to :-

ENTRANCE VESTIBULE

Laminate flooring and open doorway to :-

HALLWAY

Continuation of laminate flooring, original recessed turning staircase with carpeted runner and storage below, large window, panel doors opening to :-

LIVING ROOM 12' 1" x 11' 10" (3.68m x 3.60m) plus bay

The impressive living room features a large bay window with built-in seating, an original fireplace with marble-inlaid mantel, recessed wood burner, and slate hearth—ideal for cosy evenings. Carpeted flooring, high ceilings, modern electric radiator.

DINING ROOM 10' 9" x 8' 3" (3.27m x 2.51m) plus bay

A versatile reception room to the front of the house with double glazed bay window, laminate flooring, and high ceilings, currently

used as a dining room and additional snug area. Could also be used as a bedroom if needed.

KITCHEN/BREAKFAST ROOM 11' 9" x 9' 10" (3.58m x 2.99m) plus recess

A newly fitted kitchen comprising of eye and base soft-closing units, oak worktops, composite two and a half bowl sink, mixer tap with detachable hose, electric oven with four-ring electric hob above, splashback and extractor fan, integrated fridge freezer and dishwasher. Ample space for a dining room table. Recessed shelving to the front and feature of an internal glazed window looking through to the conservatory. Please note this will be replaced for a double-glazed unit. Laminate flooring and modern electric heater.

SUNROOM 12' 6" x 6' 5" (3.81m x 1.95m)

Providing dual aspect views of the garden with large glazed panels to two sides with a double-glazed door leading out to the rear patio, laminate-style tiled flooring and plumbing for a washing machine.

GROUND FLOOR BATHROOM

The beautiful ground floor bathroom boasts an exposed A-frame ceiling and consists of a large P-shaped bath with boiler-fed shower over, tiled floor-to-ceiling splashbacks, Victorian-style sink with subway tiling behind, and low-level WC. Large chrome heated towel rail and LVT flooring, double-glazed window with cat flap to side, and a small single glazed opaque window.

FIRST FLOOR LANDING

Carpeted flooring with panel doors leading to the three double bedrooms.

BEDROOM ONE 13' 2" x 11' 9" (4.01m x 3.58m) plus bay

An impressive principal bedroom with large double-glazed bay window to the front, recessed wardrobe space and ample space for large bedroom furniture. Modern electric radiator. High ceilings and carpeted flooring.

BEDROOM TWO 11' 7" x 11' 5" (3.53m x 3.48m)

A fantastic size double bedroom to the front elevation with large bay window as well as a secondary glazed window to the front. Modern electric radiator, access hatch to the loft space, high ceilings, carpeted flooring.

BEDROOM THREE 11' 7" x 11' 2" (3.53m x 3.40m) maximum measurements into recesses and plus bay

Enjoying views over the rear garden with a double-glazed window, carpeted flooring, high ceilings, modern electric radiator, ample space for a large double bed.

OUTSIDE FRONT

The property is bordered by dwarf walls with a granite gateposts to either side of the paths. A central paved path leads to the door and a side path leads up to a pedestrian gate providing rear access to the garden. The newly landscaped front garden is laid to slate chippings and is planted with decorative plants.

OUTSIDE REAR

Accessed from the conservatory and also from the front of the property. The rear garden is a surprisingly large space and arranged over three levels. A patio leads off from the conservatory with high walls for privacy. A set of steps then lead to a further enclosed patio with beautiful exposed red bricks and a seated area. To the rear there is a lawn with mature trees, a greenhouse and potting shed. Please note that the neighbouring property does have a pedestrian right of way across the rear of the courtyard.

AGENT'S NOTES

The large single glazed stained glass window in the hallway and the internal window between the kitchen and conservatory will be replaced with double-glazed units. The original stained glass will be retained and left with the property, allowing the new owners to incorporate it as a decorative feature while preserving the home's character. The property is band 'C' for Council Tax. Solar panels are owned.

SERVICES

Mains water, mains drainage, mains electric.

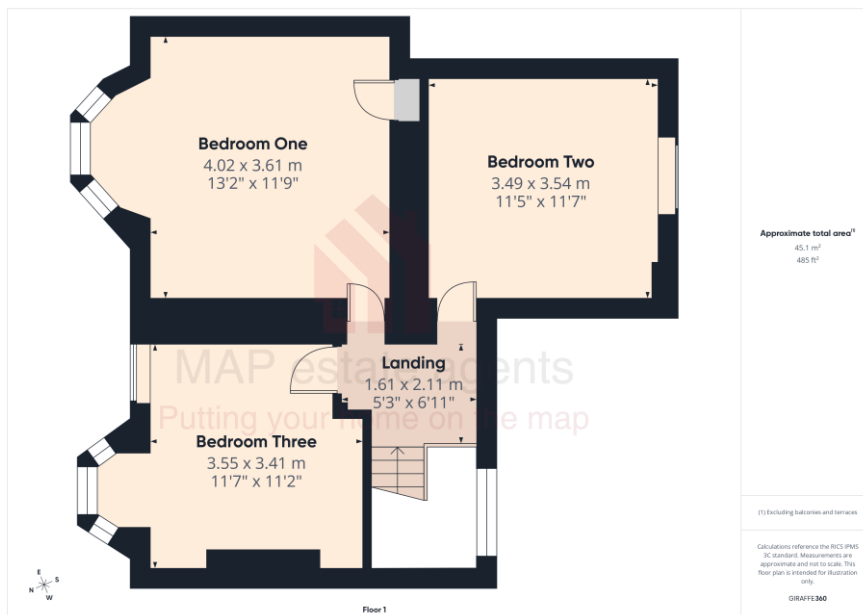


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Offered for sale chain free
- Spacious and versatile home
- Two reception rooms
- Updated kitchen/breakfast room
- Ground floor bathroom
- Sunroom
- Three double bedrooms
- Full of character
- Series of internal and external improvements
- Virtual level walk to town amenities



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