

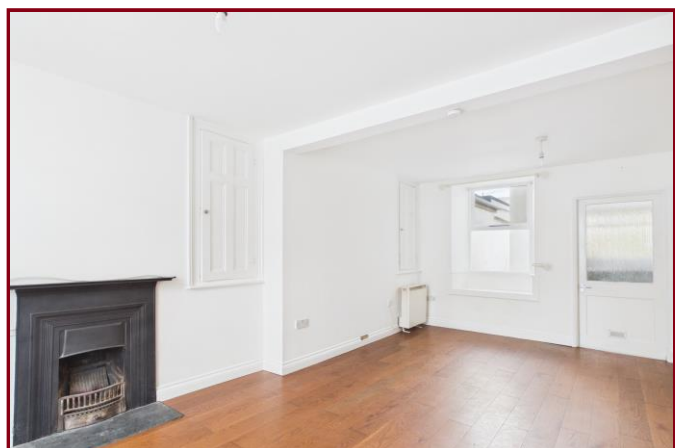


Edward Street, Camborne

£175,000
Freehold



MAP estate agents
Putting your home on the map





Edward Street, Camborne

£175,000
Freehold

Property Introduction

Offered for sale with vacant possession is this character mid-terraced cottage ideally situated for accessing the main A30 trunk road and both Camborne and Redruth town centres.

The accommodation, with an entrance porchway, leads into a generous size lounge with a mock Victorian style fireplace and a doorway leading into the kitchen with a good range of storage units. The first floor comprises of two bedrooms along with a four-piece bathroom suite with some of the rooms having recently fitted carpets.

Throughout, there are uPVC double glazed windows and doors complemented by an electric heating system, while externally, to the rear is an enclosed lawned garden with a variety of shrubs and a pedestrian gateway.

Location

Being situated in an ideal position for accessing the town centres of both Camborne and Redruth, the property is just a moment's driving distance away from the main A30 trunk road.

Camborne is a historic town with a rich industrial history - reminders being evident around the local area with former engine houses and mine workings. Within the town centre, there are a number of well known high street shops, as well as independent retailers with access to the mainline Railway Station with direct links to London Paddington and the north of England. Tehidy Woods is also within a close proximity, being a popular destination for families to enjoy this wooded country park and is also the gateway to the north coast with its majestic clifftop walks and popular villages, such as Portreath and Porthtowan.

The cathedral city of Truro is approximately fifteen miles distant being the main centre in Cornwall for business and commerce, and is home to the Hall for Cornwall and its gothic three-spired cathedral.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

Doorway with stain glass window giving access to:-

LOUNGE 17' 7" x 12' 8" (5.36m x 3.86m) maximum measurements, plus recesses

uPVC double glazed window to the front with window seat and uPVC double glazed sealed unit window to the rear. Ornamental fireplace (not functional), three built-in storage cupboards, engineered real wood flooring, staircase to first floor and night storage heater. Half glazed door to:-

KITCHEN 11' 5" x 7' 9" (3.48m x 2.36m) maximum measurements

uPVC double glazed window to the rear and side. Range of base storage units having adjoining working surfaces and incorporating an inset single drainer sink unit with mixer tap. Plumbing for automatic washing machine, recess for cooker, electric wall-mounted heater, downlighters, slate flooring and double glazed door to the outside.

Returning to lounge, stairs to:-

FIRST FLOOR LANDING

Access to loft, 'Drimaster' system and night storage heater. Doors off to:-

BEDROOM ONE 13' 9" x 10' 3" (4.19m x 3.12m) maximum measurements

Two uPVC double glazed windows to the front. Electric wall heater.

BEDROOM TWO 8' 3" x 7' 0" (2.51m x 2.13m)

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

BATHROOM

uPVC double glazed window to the rear. Hand grip bath, shower cubicle, pedestal wash hand basin, low flush WC, chrome heated towel rail, extractor fan, airing cupboard with cylinder and wall heater.

OUTSIDE

The rear garden is enclosed, laid mainly to lawn with a variety of shrubs and has the benefit of a recently erected timber fence. At the bottom of the garden is a pedestrian gateway.

SERVICES

Mains drainage, mains water and mains electricity.

AGENT'S NOTE

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

DIRECTIONS

Proceeding towards Tuckingmill from the traffic lights, proceed down the hill turning right into North Roskear Road, continue for a short distance turning left into Edward Street where Number 67 is situated on the right-hand side. If using What3words: marzipan.nails.decompose



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Character mid-terraced cottage
- Two bedrooms
- Generous size lounge
- First floor four-piece bathroom suite
- Electric heating system
- uPVC double glazed windows and doors
- Entrance porch
- Enclosed rear garden
- Offered for sale chain-free
- Ideally situated for access to the A30 trunk road



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.