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**Fore Street,  
Beacon, Camborne**

**Guide Price £190,000  
Freehold**





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## **Property Introduction**

This terraced three bedroom character cottage is being sold chain free, and offers the lucky buyer the chance to make improvements and put their own stamp on it.

Consisting of a lounge with a real fire, dining room and kitchen, there is a bathroom on the ground floor and three bedrooms to the first floor.

A conservatory overlooks the enclosed rear garden.

## **Location**

Beacon is situated approximately half a mile away from the town centre of Camborne, the main line rail connection is even closer providing easy access to London Paddington and the North.

The local Post Office and village stores along with the public house are within a few hundred yards.

### **ACCOMMODATION COMPRISES**

Double glazed entrance door leading into entrance vestibule with radiator. Glazed door leads into:-

#### **ENTRANCE HALLWAY**

Door to lounge and opening to the dining area. Stairs to first floor.

#### **LOUNGE 12' 4" x 12' 4" (3.76m x 3.76m)**

Beamed ceiling and double glazed window to front elevation. Radiator, feature fireplace with tiled surround and hearth and mantelpiece over with inset shelving to each side.

#### **DINING AREA 17' 3" x 9' 4" (5.25m x 2.84m) maximum measurements**

Beamed ceiling, radiator and inglenook fireplace housing boiler. Two steps down to:-

## KITCHEN 12' 3" x 11' 0" (3.73m x 3.35m) L-shaped, maximum measurements

Double glazed window with sink and drainer under. Worktop with some storage under. Space for washing machine, space for cooker and space for fridge/freezer. Radiator. Door to rear hallway through to conservatory. Door to vestibule with cupboard housing the immersion tank and door opening to:-

## BATHROOM

Bath with shower attachment on taps and screen over, fully tiled walls, pedestal wash hand basin and low level WC. Radiator and obscure double glazed window.

## CONSERVATORY 18' 0" x 5' 2" (5.48m x 1.57m)

Double glazed windows to two sides, polycarbonate roof and double glazed door leading to garden.

Returning to hallway, stairs leading to first floor:-

## FIRST FLOOR LANDING

Double glazed window. Steps up to hallway with doors off to bedroom one and bedroom three. Door to:-

## BEDROOM TWO 11' 6" x 9' 5" (3.50m x 2.87m)

Double glazed window, radiator. Window looking out to rear garden.

## BEDROOM ONE 12' 5" x 9' 3" (3.78m x 2.82m)

Double glazed windows to front and radiator.

## BEDROOM THREE 9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed window to front and radiator.

## OUTSIDE FRONT

To front of property there is a stone wall and gravelled forecourt with a pathway leading to the front door.

## REAR GARDEN

The rear garden is enclosed with a range of mature shrubs and lawn.

## AGENT'S NOTES

There is a lane at the rear, that serves all of the properties on that road. The Council Tax band for the property is band 'B'.

## SERVICES

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

## DIRECTIONS

From Camborne Railway Station proceed up the hill in Trevu Road, at the top of the hill on entering the village of Beacon before the traffic calming feature (with Cadogan Road on your right) the property can be found on your right. If using What3words: lollipop.market.heats



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(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

- Terraced cottage
- Opportunity to improve upon
- Three bedrooms
- Lounge with open fire
- Separate dining room
- Kitchen
- Conservatory overlooking garden
- Bathroom on ground floor
- Rear garden with lawn
- Double glazing and gas central heating



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