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Putting your home on the map

**Trevenson Street,
Camborne**

**£165,000
Freehold**





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Property Introduction

Offered to the market chain free, this attractive two bedroom town cottage is conveniently located close to the town centre and benefits from a garage, rear parking and one of the longest gardens on the street, accessed via a rear service lane. The property features double glazing and gas central heating. The ground floor comprises a comfortable lounge, a kitchen/dining room and a bathroom. To the first floor are two well proportioned double bedrooms with the rear bedroom further benefiting from a useful built-in storage cupboard.

The generous rear garden is a particular highlight, offering excellent outdoor space and considerable potential. Several neighbouring properties have extended to the rear and subject to the necessary consents, this property offers similar scope to enlarge and enhance the existing accommodation.

An excellent opportunity for buyers seeking a well-located home with a garage, a substantial garden and the potential to add further value.

Location

Camborne is located in West Cornwall and offers an extensive range of shopping and health facilities. Roskear Primary School and Tesco supermarket are both situated a short, level walk away. At the other end of town there is a mainline railway station offering a direct link to London Paddington.

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 coast, which is Cornwall's university town, is within twelve miles.

ACCOMMODATION COMPRISES

Entrance door with glazed panel over opening to:-

ENTRANCE VESTIBULE

Tiled floor and door opening to:-

LIVING ROOM 12' 1" x 10' 7" (3.68m x 3.22m) maximum measurements

Carpeted with radiator, fireplace, front facing double-glazed window and glazed panelled door leading to the:-

KITCHEN/DINING ROOM 24' 1" x 11' 0" (7.34m x 3.35m) maximum overall measurements

An open plan dining/kitchen space with carpet in the reception space and vinyl flooring in the kitchen. In the sitting/dining area there is a gas fireplace, radiator and understairs storage. The kitchen benefits from a range of fitted units, a gas cooker and hob. Rear double glazed window. Glazed sliding door opening to rear vestibule with door to the rear shower room and part glazed door opening to the garden.

SHOWER ROOM

Shower enclosure, WC and wash basin. Obscure glazed window to rear elevation.

Between the living room and the kitchen stairs lead up to:-

FIRST FLOOR LANDING

Doors off to the bedrooms. Light and hatch access to the attic.

PRINCIPAL BEDROOM 12' 1" x 10' 9" (3.68m x 3.27m)

Front double bedroom with carpets, two double glazed windows facing the front elevation and radiator.

BEDROOM TWO 11' 0" x 10' 11" (3.35m x 3.32m)

Rear bedroom with double glazed window overlooking the rear garden. Radiator, storage cupboard, boiler and wash hand basin.

REAR GARDEN

A generous rear garden laid to lawn with a side path leading to rear gate with pedestrian rear alley access and to the:-

GARAGE 19' 7" x 7' 11" (5.96m x 2.41m) maximum measurements

Electric garage door with separate pedestrian door accessed from the garden.

AGENT'S NOTES

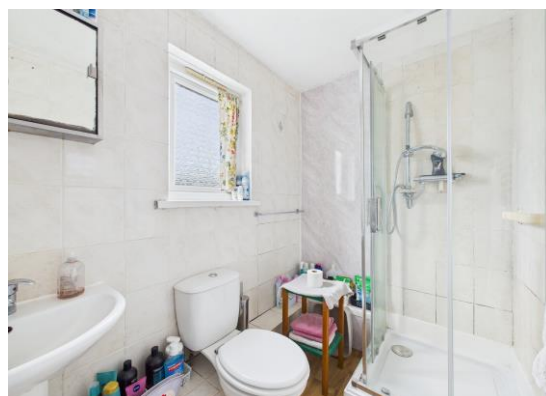
The Council Tax band for this property is band 'A'.

SERVICES

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

DIRECTIONS

From Camborne Railway Station, turn into Trevu Road and at a staggered roundabout, turn right into Trevenson Street and the property will be found on the left hand side, just before the entrance to East Charles Street (this is on the right hand side and where unrestricted parking is available). If using What3Words :- organic.unwind.conductor.

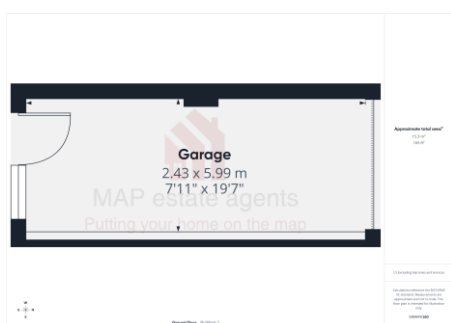
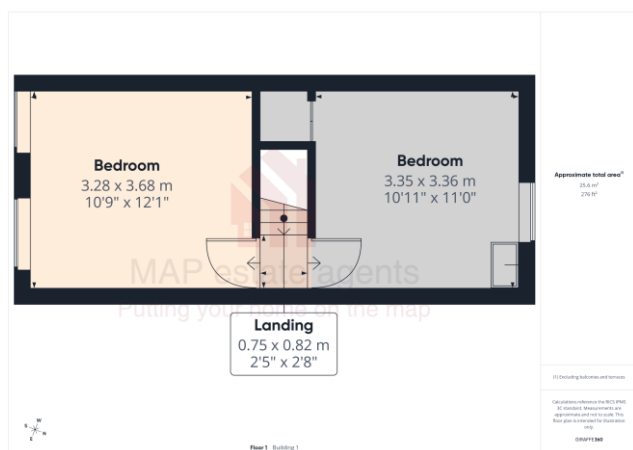


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Traditional terraced cottage
- Two bedrooms
- 24' Kitchen/dining room
- Bathroom
- Generous rear garden
- Double glazing and gas central heating
- 19' Garage
- Chain free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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