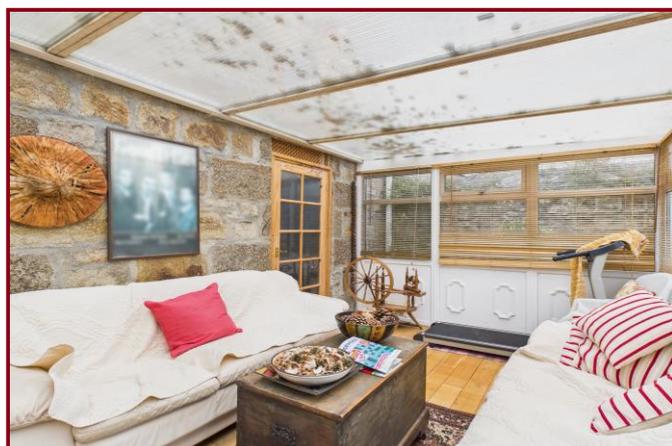




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**Centenary Row West,
Camborne, Cornwall**

**£230,000
Freehold**





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Property Introduction

Situated in a tucked-away location, Centenary Row West is a popular terrace close to the town with local shops and amenities within a reasonable walking distance.

This particular property offers excellent accommodation along with many characteristic beaches you would expect from a property of this period, including exposed stone walls and beamed ceilings.

The accommodation also has the benefit of a gas fired central heating system along with partial uPVC double glazed windows and doors.

Externally to the rear is a small yard with pedestrian gateway while to the front, access from the conservatory and via a shared pathway is the detached garden which is considered to be of a generous size with a decked area and pathway leading to a detached double garage with a lean-to workshop.

Location

Camborne is a historic town and has a rich industrial past - reminders of this are evident with the former engine house being a prominent feature around the town as well as Redruth.

Within the town centre are a number of well known high street shops as well as independent traders while also having a mainline Railway Station operating to London Paddington and the north of England.

The popular north coast is within a reasonable travelling distance with villages such as Porthtowan, Hayle and Portreath renowned for their excellent surfing beaches and beautiful clifftop walks. The cathedral city of Truro is approximately fifteen miles distant the main centre in Cornwall for business and commerce.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

CONSERVATORY 15' 7" x 9' 8" (4.75m x 2.94m)

Wood flooring and double doors giving access to:-

LOUNGE 17' 11" x 11' 11" (5.46m x 3.63m) plus recesses

Feature floor-to-ceiling granite fireplace with wood shelf, beamed ceiling, exposed stonework and wood flooring. Radiator. Steps accessing double doors leading to:-

DINING ROOM 13' 6" x 11' 2" (4.11m x 3.40m) plus doorway recess

Under stairs storage cupboard, gas fired 'AGA' (for cooking only) set within a tiled recess, shelved louvre door cupboard to the side, exposed stone wall, tiled flooring and radiator. Doorway to rear entrance hall, with double doors accessing:-

UTILITY 6' 3" x 5' 2" (1.90m x 1.57m)

Window to the rear. Stainless steel single drainer sink unit, recess with shelving and tiled flooring. Access to:-

LAUNDRY ROOM

Plumbing for automatic washing machine.

REAR ENTRANCE

uPVC double glazed door to the outside, staircase to first floor, exposed granite wall, tiled flooring and radiator. Stairs to:-

FIRST FLOOR LANDING

Access to:-

BEDROOM ONE 11' 0" x 9' 8" (3.35m x 2.94m)

Window to the rear. Built-in louvre door wardrobe plus additional louvre door cupboard with gas boiler. Radiator.

WET ROOM

Window to the rear. Chrome heated towel rail, shower, part tiling to walls, close coupled WC, pedestal wash hand basin and exposed stone wall.

INNER LANDING

Access to:-

BEDROOM TWO 11' 8" x 9' 6" (3.55m x 2.89m)

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 8' 4" x 7' 9" (2.54m x 2.36m) maximum measurements

uPVC double glazed window to the front. Large louvre door wardrobe.

OUTSIDE

To the rear of the property is an enclosed small yard with pedestrian gateway. Immediately to the front, access from the conservatory is a bricked pathway with a useful water tap with gateway crossing a shared path leading to the detached garden. This is divided into three areas - the first having a raised decking with feature fig tree extending to an area of gravel with a gateway with car point leading to the second area of garden with a greenhouse and a variety of shrubs along with an apple tree, with a trellised gate leading to an outbuilding with a grape vine. From here, steps lead to a useful workshop with power connected with additional access to:-

DETACHED DOUBLE GARAGE (NOT MEASURED)

Single up-and-over door, electric, light and power points with an additional parking space immediately to the front.

SERVICES

Mains water, mains electricity, mains gas, mains drainage.

AGENT'S NOTE

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

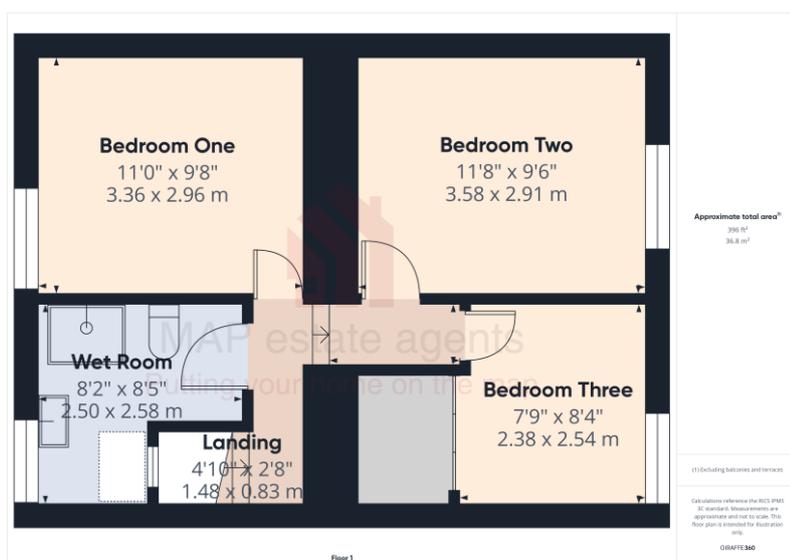


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



MAP's top reasons to view this home

- Mid-terraced cottage
- Much charm and character features
- Three bedrooms
- First floor wet room
- Conservatory
- Feature lounge with open fireplace plus separate dining room
- Utility/wash room
- Gas fired central heating system and partial uPVC double glazing
- Generous garden
- Double garage with lean-to workshop



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