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**Aneray Road,
Camborne,**

**£249,500
Freehold**





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Property Introduction

Situated at the entrance to this development and enjoying a tree lined open space to the front, this semi-detached family size home has recently been updated by our vendors.

One will find three bedrooms on the first floor, the lounge has a gas coal effect fire, there is a dining area and a remodelled kitchen. The shower room has been refitted in a contemporary style, there is gas central heating and uPVC double glazing. To the outside there is a generous brick paved parking space to the front suitable for up to three cars, whilst the rear garden is enclosed and benefits from an extensive patio ideal for outside entertaining and an artificial lawn to reduce maintenance. There is also a garage that has been subdivided for storage.

In summary, a well presented family home which requires a closer inspection, why not view our interactive virtual tour prior to arranging a viewing!

Location

The property is situated at the entrance to this development and within a short walk from a convenience store in Park Road and Rosemellin Primary School. The town has an eclectic mix of both local and national shopping outlets, there is a mainline railway station which connects to London Paddington and the north of England and the A30 trunk road can be accessed within three quarters of a mile.

Truro, the county town of Cornwall, is within twelve miles and is noted for its shopping and is also home to the Hall for Cornwall. The university town of Falmouth on the south coast is within a similar distance and the north coast village of Portreath, which is noted for its sandy beach and active harbour, will be found within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

Stairs to first floor, radiator and tiled floor. Doors off to:-

LOUNGE 15' 4" x 10' 2" (4.67m x 3.10m) maximum overall measurements

uPVC small pane double glazed window to the front. Focusing on a 'Minster' style fire surround housing a gas coal effect fire and with four bi-fold doors opening to the:-

DINING AREA 7' 4" x 6' 3" (2.23m x 1.90m)

uPVC double glazed window to rear. Range of eye level and base storage units and radiator. Door to:-

KITCHEN 8' 3" x 7' 6" (2.51m x 2.28m)

uPVC double glazed door to rear and uPVC small pane double glazed window to side. Remodelled with a range of eye level and base light grey gloss units having adjoining square edge wood block working surfaces with an inset stainless single drainer sink unit with mixer tap. Cooker point, space and plumbing for an automatic washing machine and space and plumbing for a dishwasher. Inset spotlighting.

SHOWER ROOM

uPVC small pane double glazed window to side. Recently remodelled with a contemporary style suite consisting of close coupled WC, wall hung vanity wash hand basin with mixer tap and corner shower enclosure with plumbed rain head shower. Extensive shower panelling to walls, tiled floor and towel radiator.

FIRST FLOOR LANDING

uPVC small pane double glazed window to the side. Access to loft space and panelled doors open off to:-

BEDROOM ONE 12' 6" x 9' 9" (3.81m x 2.97m)

uPVC small pane double glazed window to the front enjoying an outlook to a wooded and lawned area. Recessed cupboard and radiator.

BEDROOM TWO 11' 9" x 7' 11" (3.58m x 2.41m) L-shaped, maximum measurements

uPVC small pane double glazed window to rear. Cupboard housing 'Ideal' combination gas boiler and radiator.

BEDROOM THREE 8' 6" x 7' 10" (2.59m x 2.39m)

uPVC small pane double glazed window to the rear. Radiator.

OUTSIDE FRONT

To the front the garden is part enclosed and features an extensive paved area ideal for parking two/three vehicles and there is a shrub border. Pedestrian access leads to the side.

REAR GARDEN

The rear garden is enclosed and offers a good level of privacy, there is a covered seating area and a generous patio ideal for outside entertaining when the weather permits, a greenhouse, under cover bin storage and a useful storage shed. The remainder of the garden is laid with artificial turf and there is an external water supply. Pedestrian access leads out to a rear access road and there is a:-

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

Up and over door. Partially divided to create storage/workshop facilities. There is a parking space in front of the garage.

AGENT'S NOTES

The property is band 'B' for Council Tax purposes.

SERVICES

The property benefits from mains water, mains electric, mains drainage and mains gas.

DIRECTIONS

From Tesco car park turn left into Kegin Terrace and at the traffic lights turn left again, on the roundabout take the first exit into Wesley Street and take the next exit right into Albert Street. At a staggered junction carry on straight across in to Park Road. At the end of Park Road turn left where the entrance to Aneray Road is on the left and the property is the second house on the left hand side. If using What3words:-
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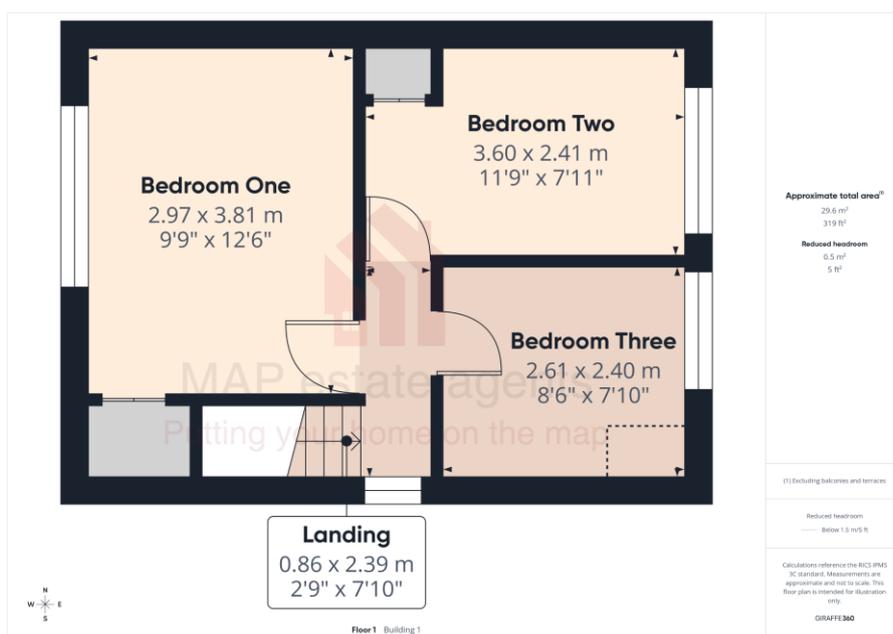
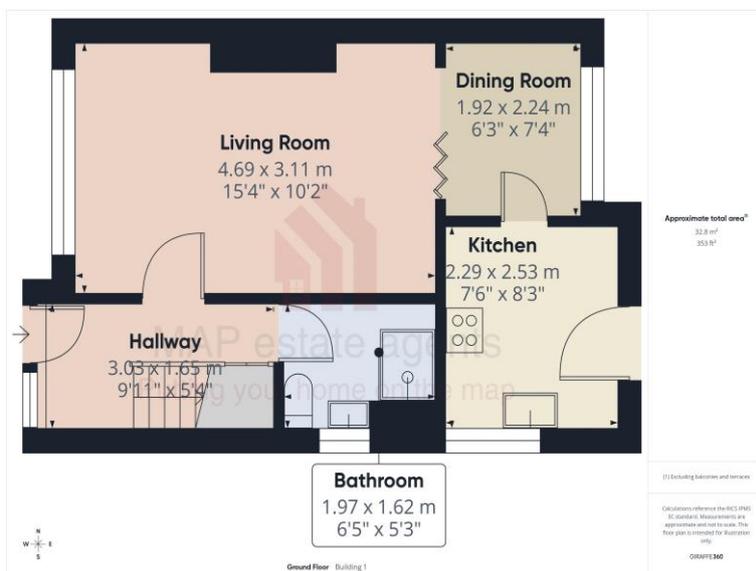


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	79
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Updated semi-detached house
- Three bedrooms
- 15' Lounge
- Dining area
- Refitted contemporary style kitchen
- Re-modelled ground floor shower room
- uPVC double glazing
- Gas central heating
- Paviour parking to front
- Enclosed rear garden with garage used for storage



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)

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