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## Tolcarne Street, Camborne

## £180,000

## Freehold








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# Property Introduction

Offered for sale with no onward chain and ideal for a first time buyer, this attractive stone-fronted cottage has recently been updated and redecorated.

This deceptive cottage has two bedrooms and a remodelled contemporary style bathroom on the first floor. From the hallway, doors open off to a lounge featuring a wood burning stove, the dining room has a beamed ceiling and there is a fitted kitchen/breakfast room. Complementing the first floor bathroom there is a cloakroom on the ground floor, the cottage benefits from double glazing and gas central heating.

To the outside the rear garden is enclosed, secure for younger children and pets and features a generous patio with lawn and gives access to a large garage/workshop at the bottom of the garden. In summary, a well presented cottage which is ideal as a first home and viewing our interactive virtual is strongly recommended prior to arranging a closer inspection.

# Location

The property is within a quarter of a mile virtual level walk of the town centre. Camborne, which is steeped in mining history, offers all the facilities that you would expect for modern living and there is a mix of national and local shopping outlets together with a mainline Railway Station which has direct links with London Paddington and the north of England.

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

## ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

## HALLWAY

Stairs to first floor and radiator. Panel doors open off to:-

## LOUNGE 12' 4" x 8' 9" (3.76m x 2.66m) plus recesses

uPVC double glazed window to the front. Focusing on a granite lintel fireplace housing a semi-recessed wood burning stove set on a slate hearth and with flanking half height cupboards to either side. Open beam ceiling and radiator.

## DINING ROOM 10' 1" x 9' 11" (3.07m x 3.02m) maximum measurements

Beamed ceiling, ceramic tiled flooring and radiator. Wide archway through to kitchen/breakfast room and door to:-



## CLOAKROOM

Wall-mounted wash hand basin and close coupled WC. Part ceramic tiling to walls and ceramic tiled flooring.

## KITCHEN/BREAKFAST ROOM 13' 6" x 9' 9" (4.11m x 2.97m)

uPVC double glazed French doors opening onto the rear patio and uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Extensive ceramic tiled splashbacks, slot-in electric cooker and stainless steel cooker hood. Further base cupboard with adjoining roll top working surface with space beneath and plumbing for automatic washing machine, ceramic tiled flooring extending from the dining room.



Returning to hallway, stairs to:-

## FIRST FLOOR LANDING

uPVC double glazed window to the rear. Recessed storage cupboard. Panel doors open off to:-

## BEDROOM ONE 14' 8" x 8' 8" (4.47m x 2.64m)

uPVC double glazed window to the front. Access to loft space and radiator.

## BEDROOM TWO 11' 0" x 4' 10" (3.35m x 1.47m)

uPVC double glazed window to the front. Radiator.



## BATHROOM

uPVC double glazed window to the rear. Remodelled with a close coupled WC, vanity wash hand basin with storage beneath and waterfall mixer tap and panel bath with waterfall mixer tap, plumbed rain head shower and extensive ceramic tiling to walls. Cupboard housing 'Baxi' combination gas boiler.

## OUTSIDE

To the rear of the property is an enclosed garden which is secure for younger children and pets. Immediately leading out from the kitchen/breakfast room, one will find a paved patio with steps up to a further patio with the remainder of the garden being lawned. There is an external water supply and an external electric supply. From the bottom of the garden, a door opens onto a:-



## GARAGE/WORKSHOP 21' 6" x 16' 5" (6.55m x 5.00m) maximum measurements

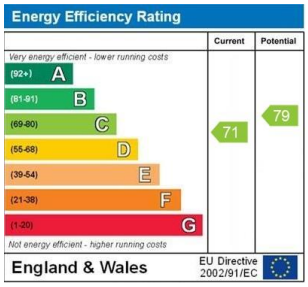
Of a generous size and has two windows overlooking the garden with a courtesy door, whilst to the front there is a folding door onto a service lane.

## SERVICES

Mains water (metered), mains electricity, mains drainage and mains gas.

## AGENT'S NOTES

The Council Tax Band for this property is Band 'A'. We are informed that the rear extension was constructed in 2015 and that the gas boiler was serviced in April 2026. Please note some of the rooms have been furnished with the use of CGI.




## DIRECTIONS

From Camborne Railway Station, turn into Trevu Road and head towards the town centre, at a staggered roundabout, take the second turning right into Trevenson Street and then turn second left into Tolcarne Street, the property will be identified on the right-hand side. If using What3words: amphibian.comments.helpful










## MAP's top reasons to view this home

- Chain-free sale
- Updated and modernised terraced cottage
- Two bedrooms
- Lounge
- Dining room
- Fitted kitchen
- Contemporary style first floor bathroom
- Ground floor second WC
- Gas central heating and uPVC double glazing
- Enclosed rear garden and large garage/workshop


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