



MAP estate agents
Putting your home on the map

**Higher Brea,
Camborne**

**£290,000
Freehold**





**Higher Brea,
Camborne**

£290,000

Freehold

Property Introduction

This family home has been extensively updated and extended to create a reverse accommodation property which benefits from a pleasant rural outlook.

Featuring three bedrooms and a recently refitted contemporary style shower room on the ground floor, stairs lead up to a generous lounge which has two windows to the front and enjoys a rural outlook over the village. There is an equally generously sized kitchen/dining room with a comprehensive range of light gloss grey units, a cloakroom/WC and a utility cupboard.

From the kitchen/dining room French doors open to the rear garden which is terraced, the property is fully double glazed and there is a mains gas central heating system. In summary, a unique property situated in a pleasant rural village which is ideal for family occupation.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The village of Brea is situated on the outskirts of the town of Camborne, the property benefits from a rural outlook and access to country walks are nearby. Camborne has a comprehensive range of shops, banks and a Post Office, schooling is available for all ages and there is a mainline railway station with direct links to London Paddington and the north of England.

The A30 trunk road can be accessed within three quarters of a mile, Truro, the administrative and cultural centre for Cornwall, is within twelve miles, Falmouth on the south coast which is Cornwall's university town is within thirteen miles and Portreath which is noted for its sandy beach and active harbour is within six miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walls. Ceramic tiled floor and uPVC double glazed door opening to:-

HALLWAY

Turning staircase to the first floor with cupboard beneath. Radiator. Panelled doors opening off to:-

BEDROOM ONE 13' 10" x 13' 1" (4.21m x 3.98m) plus recesses

uPVC double glazed window to the front enjoying a rural outlook across the village. Featuring a floor to ceiling granite fireplace (non-functional) and with a three sliding door wardrobe unit. Radiator.

BEDROOM TWO 13' 5" x 7' 8" (4.09m x 2.34m)

uPVC double glazed window to the rear. Radiator. Sliding door opening to:-

BEDROOM THREE 8' 11" x 8' 5" (2.72m x 2.56m) plus door recess

uPVC double glazed window to rear and radiator. Bedroom three has a door opening into the hallway and the interconnecting door can be removed, should it be required.

SHOWER ROOM

uPVC double glazed window to the side. Recently refitted with a contemporary style suite consisting of dark grey vanity unit with counter top featuring an oval wash hand basin with remote mixer tap, concealed cistern WC and doorless entry shower enclosure with plumbed shower featuring tiled walls and with a ceramic tiled floor. Towel radiator.

FIRST FLOOR LOUNGE 20' 2" x 13' 1" (6.14m x 3.98m) maximum measurements

Two uPVC double glazed windows to the front enjoying a rural outlook. Laminate flooring and radiator. Panelled door to:-

INNER LANDING

Laminate flooring and panelled doors opening off to:-

KITCHEN/DINING ROOM 16' 7" x 12' 11" (5.05m x 3.93m)

Two uPVC double glazed windows to the rear and a uPVC double glazed door to the rear. Fitted with a range of gloss light grey eye level and base units having adjoining square edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Built-in stainless steel oven with ceramic hob over incorporating a glass splashback and with a stainless steel cooker hood. Integrated dishwasher and laminate flooring. Multi-coloured ceramic tiling to kitchen area.

CLOAKROOM/WC

Vanity wash hand basin incorporating storage under, close coupled WC and towel radiator. Vanity mirror and laminate flooring.

UTILITY CUPBOARD

Accessed from the kitchen/dining room with space and plumbing for an automatic washing machine and wall mounted 'Gloworm' combination gas boiler.

OUTSIDE FRONT

To the front of the property there are steps which are shared with the neighbouring house which lead up to the raised gravelled seating area and give direct access to the property via the entrance porch.

OUTSIDE REAR

Leading off of the lounge/diner, a bridge gives access to a tiered garden which is planted with a range of mature shrubs to give ground cover and steps then lead up to a further lawned garden which again has been planted with mature shrubs and then from here steps lead to parking for two vehicles.

SERVICES

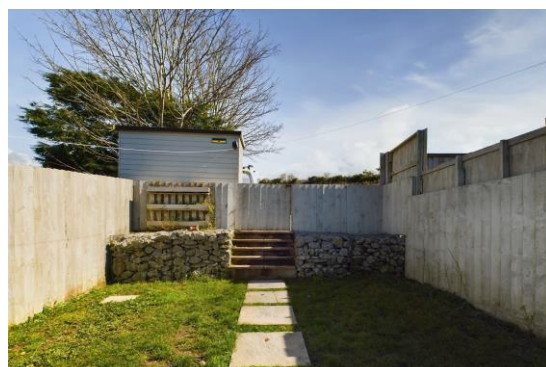
The mains services connected are mains gas, mains water, mains drainage and mains electricity.

AGENT'S NOTE

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

DIRECTIONS

On entering Brea from the Pool direction turn first left in front of the former Brea Inn and then turn right into New Road. Continue virtually the full length of New Road and where the road turns sharply right, the property will be found immediately to your left. If using What3words:- udder.kite.discloses

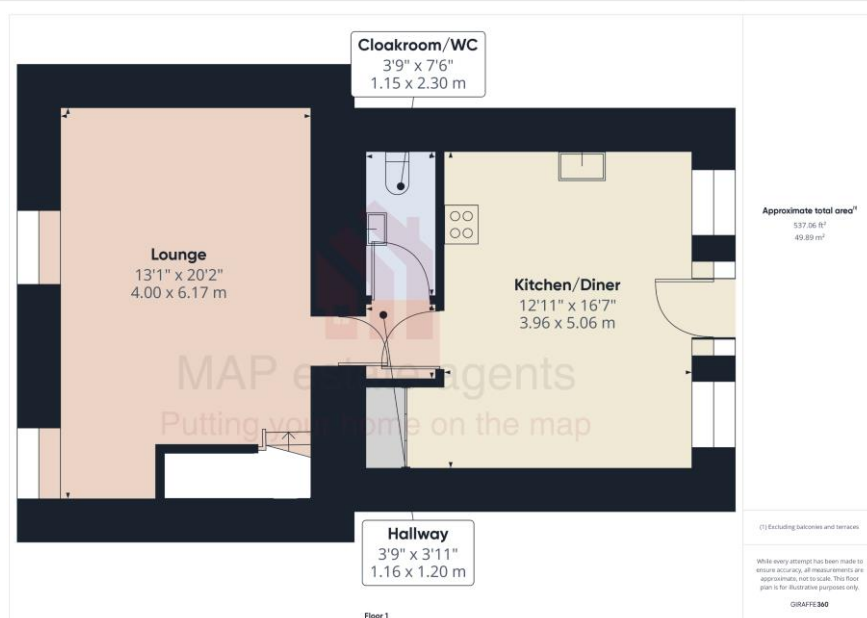
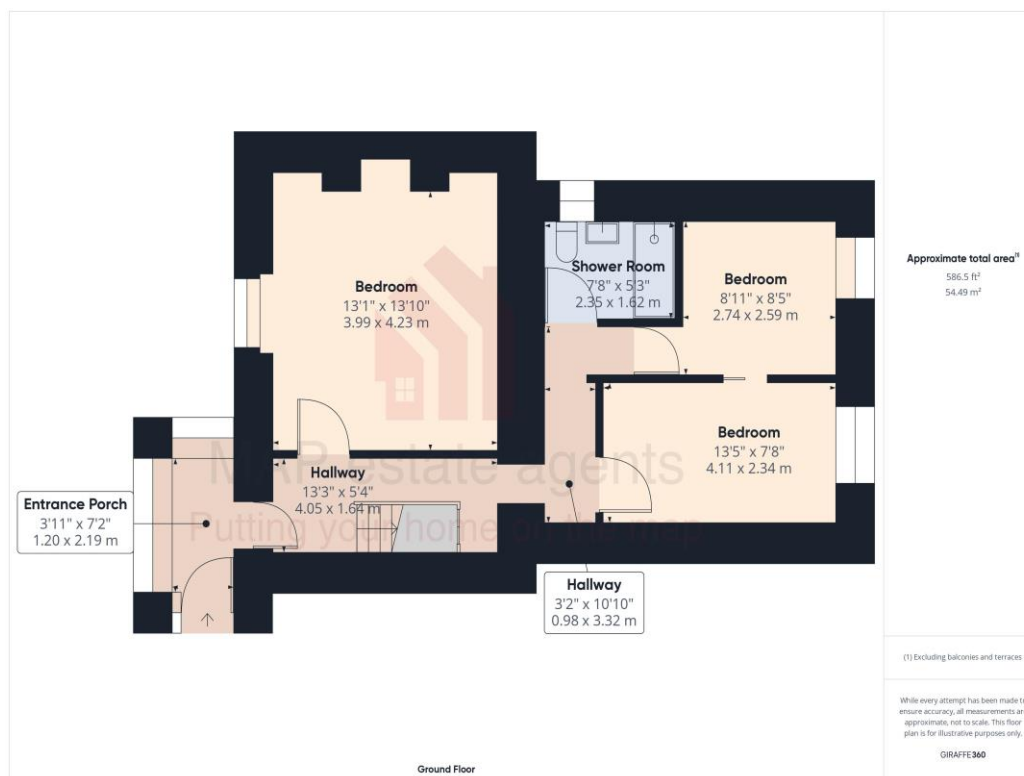


Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Updated and modernised terraced house
- Reverse accommodation design
- Three bedrooms
- Re-fitted contemporary style shower room
- Generous lounge with rural outlook
- Kitchen/dining room in a modern style
- First floor WC
- uPVC double glazing and gas central heating
- Gardens and parking
- Rural village location close to country walks



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)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.