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**North Road,
Camborne**

**£210,000
Freehold**





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Property Introduction

Ideal as a first home, this traditional double fronted semi-detached house is only metres from the town centre. Offering four bedrooms and a bathroom on the first floor, the ground floor benefits from a lounge, there is a second lounge which could be used as a formal dining room and a full width kitchen/breakfast room. To the rear there is a utility porch and a recently remodelled shower room. The property is uPVC double glazed and heating is provided by electric radiators. To the front there is dwarf walling and a low maintenance garden whilst the rear garden is enclosed, offers a good level of privacy and has been designed to be easy to care for, there is the potential to create a parking space if desired (subject to any necessary consents).

In summary, a property that offers potential to improve with a generous amount of accommodation and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated within a level walk of the town centre, Camborne which is steeped in mining history offers all the facilities you would expect for modern living. There is a mix of national and local shopping outlets, banks and a mainline Railway Station with direct links to 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. The north coast at Portreath is within five miles and Falmouth on the south coast, which is Cornwall's university town is within twelve miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed windows on three sides set on dwarf walling and with a ceramic tiled floor. Part glazed door opening to:-

HALLWAY

Half panelled walls, staircase to first floor and ceramic tiled floor. Coved ceiling, recessed hanging cupboard and archway through to kitchen. Doors opening off to:-

LOUNGE 12' 2" x 9' 9" (3.71m x 2.97m)

uPVC double glazed window to the front. Focusing on a wood fire surround which is non-functional and featuring half panelled walls. Coved ceiling, electric radiator.

SECOND LOUNGE/DINING ROOM 11' 10" x 9' 3" (3.60m x 2.82m)

uPVC double glazed window to the front. Coved ceiling and electric radiator.

KITCHEN/BREAKFAST ROOM 26' 0" x 9' 0" (7.92m x 2.74m) maximum measurements

uPVC double glazed window to rear and two glazed doors opening to utility porch. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Built-in stainless steel eye level oven, inset ceramic induction hob with hood over and extensive ceramic tiled splashbacks. Tiled flooring. The dining area focuses on a wood fire surround (non-functional) and there is part half panelling to the walls. Inset spotlighting, ceramic tiled floor and electric radiator.

UTILITY PORCH 11' 1" x 6' 0" (3.38m x 1.83m)

uPVC double glazed window to rear and uPVC double glazed door to side. Fitted with a roll top edge working surface with space beneath and plumbing for an automatic washing machine and tumble dryer. Ceramic tiled floor. Double doors opening to:-

SHOWER ROOM

uPVC double glazed window to rear. Recently remodelled with a vanity wash hand basin, close coupled WC and shower enclosure with 'Triton' electric shower. Ceramic tiled walls and towel radiator.

FIRST FLOOR LANDING

A central landing with a walk-in airing cupboard featuring a uPVC double glazed window to the rear and with an insulated tank with immersion heater. Doors off to:-

BEDROOM ONE 13' 6" x 8' 11" (4.11m x 2.72m)

uPVC double glazed window to rear. Half panelled walls, coved ceiling and electric radiator.

BEDROOM TWO 12' 1" x 8' 2" (3.68m x 2.49m) plus door recess

uPVC double glazed window to the front. Laminate flooring, coved ceiling and electric radiator.

BEDROOM THREE/HOME OFFICE 7' 2" x 5' 7" (2.18m x 1.70m)

uPVC double glazed window to the front. Laminate flooring and coved ceiling.

BEDROOM FOUR 11' 10" x 8' 9" (3.60m x 2.66m)

uPVC double glazed window to the front. Laminate flooring, coved ceiling and electric radiator.

BATHROOM

uPVC double glazed window to rear. Close coupled WC, vanity wash hand basin and panelled bath with 'Triton' electric shower over. Half panelling to walls and part ceramic tiling.

OUTSIDE FRONT

To the front the garden is enclosed, paved with ease of maintenance in mind and features raised beds.

REAR GARDEN

The rear garden is enclosed and offers a good level of privacy, it is mostly paved and there is a raised decked seating area together with an ornamental pond and further raised beds. There is also an area of artificial lawn, a 6' x 4' aluminium framed greenhouse and a further timber storage shed. Pedestrian access leads out to the side and there is a bin storage space and an external water supply. As previously noted, there is the potential to create a parking space to the rear, subject to any necessary consents.

SERVICES

Mains metered water, mains drainage and mains electric.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'B'.

DIRECTIONS

From Tesco car park turn left and at a set of traffic lights turn left again and then at a roundabout take the first exit into Wesley Street, take the next turning right into Albert Street and then at a staggered junction turn left into North Parade and take the first turning left into North Road where the property will be found on the left hand side. If using What3words:- mush.unlisted.script

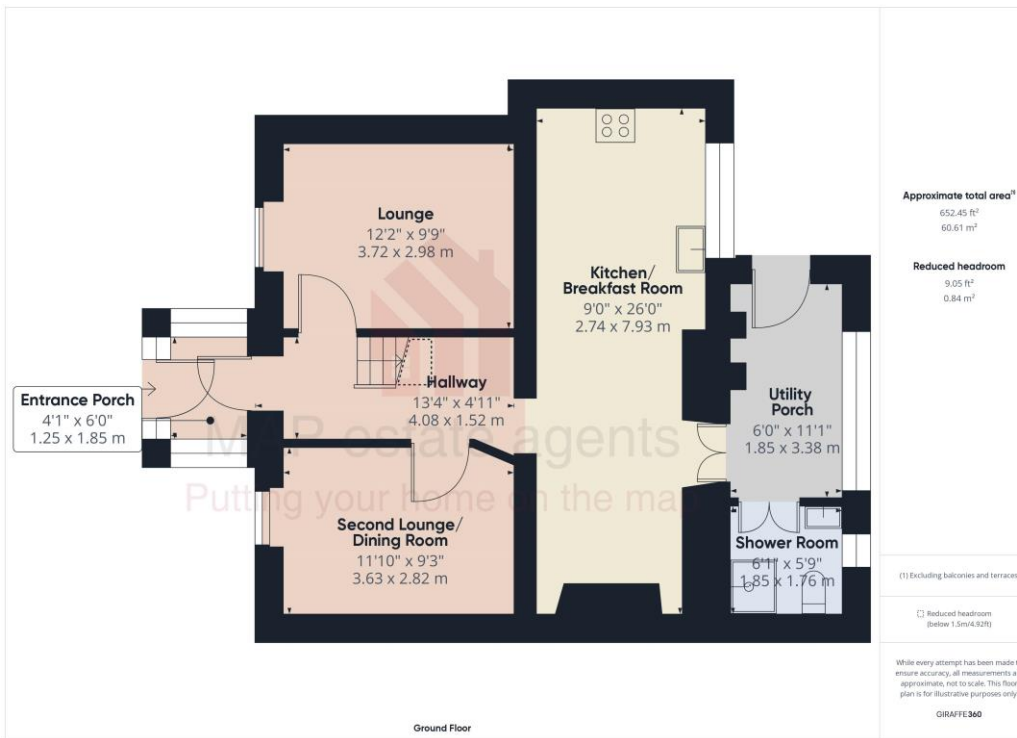


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



MAP's top reasons to view this home

- Semi-detached house
- Four bedrooms
- Lounge
- Second lounge/dining room
- Generous kitchen/breakfast room
- Ground floor shower room
- First floor bathroom
- Double glazing and electric heating
- Attractive enclosed rear garden
- Close to town centre



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