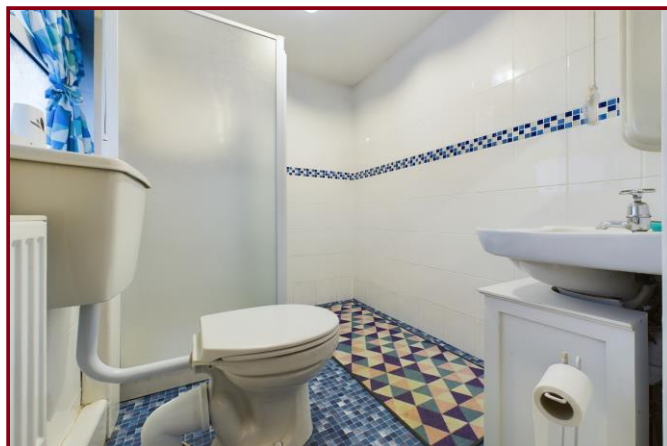




**MAP estate agents**  
Putting your home on the map

**Moor Street,  
Camborne**

**£160,000  
Freehold**







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## **Property Introduction**

Ideal for a first time buyer, this stone fronted terraced cottage is being offered for sale chain free. Situated within a short walk of the town centre, the cottage offers two bedrooms, there is a lounge and from here access to a separate dining room.

The kitchen has been recently remodelled and has access to a utility porch. There is a shower room on the ground floor and the cottage is fully double glazed with gas central heating.

Fully double glazed, the cottage benefits from gas fired central heating.

To the rear there is an enclosed garden which is largely slabbed and has a pedestrian access out onto a service pathway. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this property.

## **Location**

The property is within a few hundred yards virtually 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 local and national shopping outlets, banks, a Post Office together with a mainline Railway Station which connects 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 with the north coast at Portreath noted for its sandy beach and active harbour being only five miles distant. Falmouth on the south coast which is Cornwall's university town is within twelve miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **ENTRANCE VESTIBULE**

Laminate floor and door to:-

### **LOUNGE 17' 11" x 12' 5" (5.46m x 3.78m) maximum measurements**

uPVC double glazed window to the front. Focusing on a gas log effect fire, laminate flooring and radiator. Turning staircase to first floor with storage cupboard under.

### DINING ROOM 12' 6" x 9' 0" (3.81m x 2.74m)

uPVC double glazed window to rear. Doors opening off to kitchen and vestibule. Focusing on a slate fire surround and hearth housing an electric fire. Radiator.

### KITCHEN 9' 3" x 5' 7" (2.82m x 1.70m)

Single glazed door and window to the utility porch. Remodelled with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in 'Neff' oven with 'Neff' ceramic hob over. Extensive ceramic tiled walls.

### UTILITY PORCH 10' 3" x 5' 11" (3.12m x 1.80m)

uPVC double glazed window and door to side and uPVC double glazed French doors to rear. Fitted with a base unit having adjoining roll top edge working surface and with space and plumbing beneath for an automatic washing machine and tumble dryer. Skylight.

Returning to dining room, door to:-

### VESTIBULE

uPVC double glazed window to the side. Cupboard housing 'Gloworm' combination gas boiler and with shelving. Door to:-

### SHOWER ROOM

uPVC double glazed window to side. Fitted with a low level WC, pedestal wash hand basin and corner shower enclosure with 'MX Inspiration' electric shower. Ceramic tiled walls and radiator.

### FIRST FLOOR LANDING

uPVC double glazed window to rear. Access to loft space. Doors off to:-

### BEDROOM ONE 12' 7" x 10' 4" (3.83m x 3.15m)

uPVC double glazed window to the front. Built-in two double door wardrobe unit with cupboard over bed space. Radiator.

### BEDROOM TWO 9' 3" x 7' 1" (2.82m x 2.16m) L-shaped, maximum measurements

uPVC double glazed window to the front.

### OUTSIDE REAR

The rear garden is enclosed, offering a high level of security, it is mainly paved with patio slabs and there is a rockery style garden. Timber storage shed. Immediately to the rear of the property there is a covered storage area useful for bins and recycling. External water supply.

### AGENT'S NOTE

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

### SERVICES

Mains electric, mains water, mains drainage and mains gas.

### DIRECTIONS

From Camborne Railway Station turn left into Trevu Road and at a staggered junction turn right into Trevenson Street. Driving along Trevenson Street take the third turning on the left into Moor Street where the property will be identified on the left hand side. If using What3words:-pats.pizzas.vanilla



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(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

- Stone fronted terraced cottage
- Two bedrooms
- Lounge and dining room
- Remodelled kitchen
- Utility porch
- Shower room
- uPVC double glazing
- Gas central heating
- Rear garden
- Chain free sale



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