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**Albert Place,
Camborne**

**£160,000
Freehold**





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Property Introduction

Ideal as a first home, this end terrace cottage is tucked away from passing traffic and yet only minutes from the centre of Camborne.

There are two bedrooms and a remodelled bathroom on the first floor, the front door opens into the lounge and the fitted kitchen has been remodelled with a comprehensive range of units which include integrated appliances.

There is uPVC double glazing throughout and the property is warmed by a gas fired central heating system supplying radiators.

To the outside there is an enclosed rear garden which features a raised decked seating area.

We believe this property will appeal to the first time buyer sector of the market and would recommend viewing our interactive virtual tour prior to arranging a closer inspection.

Location

The property is within half a mile virtual level walk of the town centre, Camborne, which is steeped in mining history offers all the facilities you would expect for modern living and there is a mix of national and local shopping outlets, banks and a Post Office. The town benefits from a mainline Railway Station with direct links to London and the north of England and there is easy access onto the A30 trunk road which runs to the north of the town. Within three hundred yards there is the edge of town Tesco superstore.

Truro, the administrative and cultural heart of Cornwall is within thirteen miles and the south coast university town of Falmouth is within a similar distance. Portreath on the north coast, is noted for its sandy beach and active harbour and is within five miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

LOUNGE 11' 9" x 11' 8" (3.58m x 3.55m) maximum measurements

uPVC double glazed window to the front. Stairs to first floor, inset spotlighting and radiator. Door off to:-

KITCHEN/DINER 13' 7" x 6' 11" (4.14m x 2.11m)

uPVC double glazed door and window to rear. Remodelled with a range of eye level and base units having adjoining roll top edge working surfaces incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in double oven with ceramic hob and stainless steel cooker hood over, integrated fridge and freezer, integrated dishwasher and integrated automatic washing machine. Extensive ceramic tiled splashbacks, tiled floor and radiator.

FIRST FLOOR LANDING

Access to loft space and panelled doors opening off to:-

BEDROOM ONE 10' 9" x 8' 11" (3.27m x 2.72m) maximum measurements

uPVC double glazed window to front. Recessed three door wardrobe unit, inset spotlighting and radiator.

BEDROOM TWO 7' 2" x 6' 10" (2.18m x 2.08m) plus door recess

uPVC double glazed window to the rear. Recessed two door airing cupboard with 'Worcester' combination gas boiler and radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and P-shaped shower bath with shower mixer tap over. Towel radiator. Ceramic tiled walls and ceramic tiled floors.

OUTSIDE REAR

To the rear the garden is enclosed on two levels and there is a paved outside seating area with steps leading up to the majority of the garden which is partly lawned and features a decked seating area ideal for outside entertaining. Pedestrian access to one side leads out onto Albert Place and there is built-in storage. External water supply.

AGENT'S NOTE

Please be advised the Council Tax band for the area is band 'A'. There is a pedestrian right of way along the side and rear of the cottage to neighbouring properties.

DIRECTIONS

From Tesco supermarket car park turn left and at a set of traffic lights turn left again, at a roundabout take the first exit into Wesley Street and then take the first exit right into Albert Street. After passing a launderette on the left hand side, the entrance to Albert Place will be found again on the left hand side. Due to restricted parking in Albert Place, it is advisable to park either in the Tesco car park or neighbouring roads for viewings. If using What3words:- envoy.objective.skill

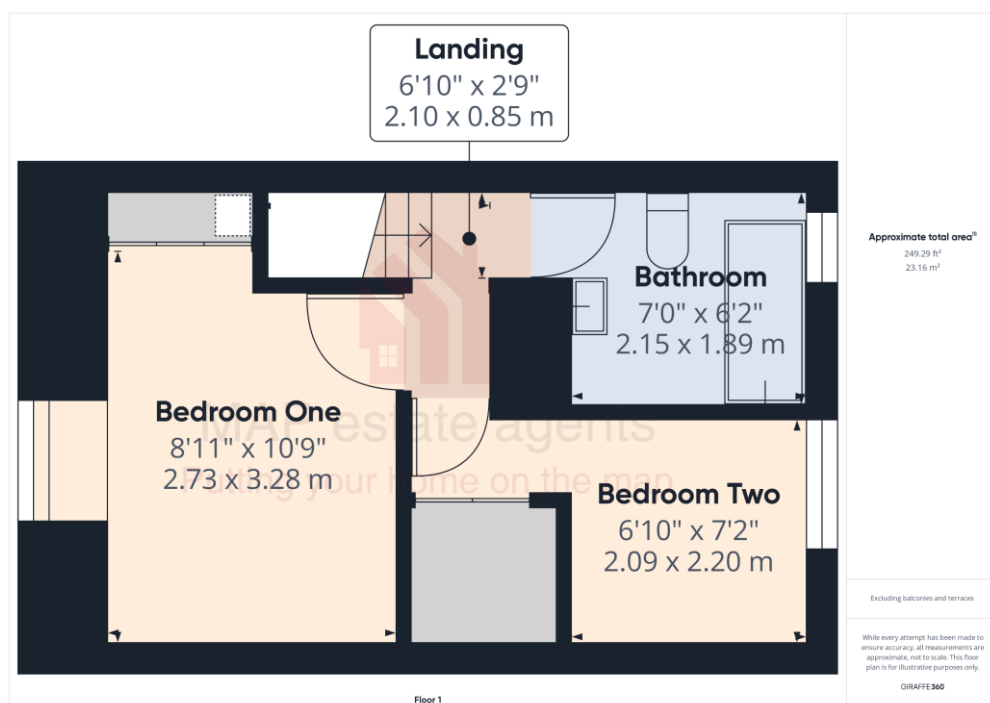
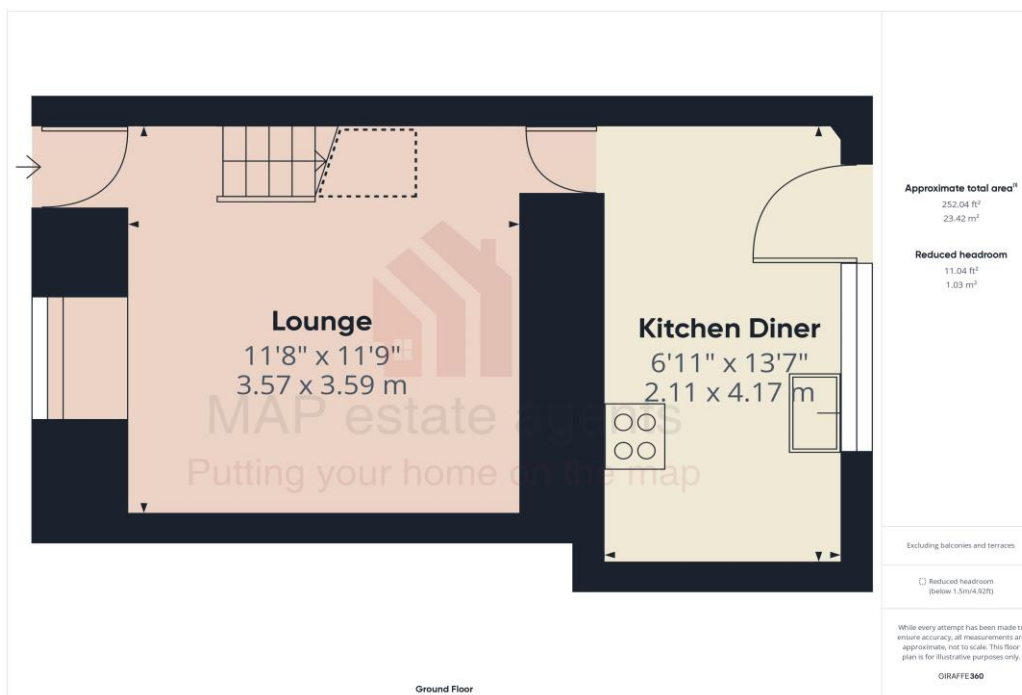


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Updated end terrace cottage
- Close to town centre
- No through road location
- Two bedrooms
- 11' Lounge
- Fitted kitchen/dining room
- Comprehensive appliance package
- First floor bathroom
- Gas central heating and double glazing
- Enclosed rear garden



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